



## CITY COUNCIL

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

**DATE: April 27, 2026**

**TIME: 7:00 PM**

**This City Council Meeting will be held in person in the Senator Florence Shapiro Council Chambers. 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 Tuesday prior to the meeting and **closes at 4:00 p.m.** on the day of the meeting. **ONSITE REGISTRATION IS NOT AVAILABLE.**

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

### **CALL TO ORDER**

**INVOCATION: Rev. Chris Dowd - Christ United Methodist Church Plano**

**PLEDGE OF ALLEGIANCE / TEXAS PLEDGE: Boy Troop 198 & Girl Troop 198**

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: Bike to Work Day is May 15, and Bike Month is May where we encourage all residents to bike safely throughout our city. **Presented**

Proclamation: May is Building Safety Month where we celebrate and raise awareness about building safety. **Presented**

## **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) April 13, 2026  
**Approved**

### **Approval of Expenditures**

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

- (b) RFB No. 2026-0243-B for Custer Grind Site - Replace HVAC, Project No. FAC-F-00168, for the Engineering Department to MRB Mechanical, LLC in the amount of \$101,890; and authorizing the City Manager to execute all necessary documents. **Approved**

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

- (c) To approve the purchase of five (5) Zero Turn Mowers for Fleet Services in the amount of \$211,280 from LSM Outdoor Power through an existing contract; and authorizing the City Manager to execute all necessary documents. (Sourcewell Contract No. 112624-STIHL and OMNIA Contract No. 20469) **Approved**
- (d) To approve the purchase of repainting and maintenance repairs of the indoor waterslide towers and stairways at Carpenter Park Recreation Center and Oak Point Recreation Center for the Parks & Recreation Department in the estimated amount of \$173,560 from Mountjoy Aquatics, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 701-23) **Approved**

### **Approval of Contract Modification**

- (e) To approve an increase to the current awarded contract amount of \$51,864 by \$352,954 for a total estimated contract amount of \$404,818 for the implementation and a three-year subscription to Thomson Reuters HighQ and online services from West Publishing Corporation for the City Attorney's Office; and authorizing the City Manager to execute all necessary documents. (Texas Department of Information Resources Contract No. DIR-CPO-5258; Modification No. 2) **Approved**

- (f) To approve an increase to the current awarded contract amount of \$71,221 by \$30,705 for a total contract amount of \$101,926 for construction materials testing professional services for Water Rehab – River Bend Phase 1, Project No. 7466, from Terracon Consultants, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2024-0489-X; Modification No. 1) **Approved**
- (g) To ratify an increase to the current awarded contract amount of \$96,500 by \$7,000 for a total contract amount of \$103,500 for Spring Creek and Pittman Creek Model Revision for LOMR, Project No. ENG-D-00010, from Halff Associates, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2025-0383-X; Modification No. 1) **Approved**
- (h) To approve an increase to the current awarded contract amount of \$99,300 by \$4,998 for a total contract amount of \$104,298 for construction materials testing professional services for Plano Event Center Street Improvements, Project No. 7201, from Raba Kistner, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2024-0096-X; Modification No. 2) **Approved**

#### **Approval of Change Order**

- (i) To approve an increase to the current awarded contract amount of \$3,645,909 by \$197,015 for a total contract amount of \$3,842,924 for Water Rehabilitation – Park Boulevard Phase 2 (US75 to East City Limits), Project No. 7592, from ANA Site Construction, LLC for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2024-0368-B; Change Order No. 2) **Approved**

#### **Approval of Expenditure**

- (j) To approve an expenditure for Physical Wellness Exams for a one (1) year contract with four (4) automatic one-year renewals in the estimated annual amount of \$345,000 from F1RST - First Responder Stress & Trauma LLC for the Police Department; and authorizing the City Manager to execute all necessary documents. **Approved**
- (k) To approve an expenditure for Bob Woodruff Aerial Repair, Project No. PW-WW-00028, in an amount not to exceed \$625,000 from one of the following: ANA Site Construction, LLC; A&B Construction, LLC; S.J. Louis Construction of Texas Ltd; Ragle, Inc.; Archer Western Construction, LLC; Rey-Mar Construction, LLC; or Ruts Construction LLC for the Public Works Department; and authorizing the City Manager to execute all necessary documents. **Approved**

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

- (l) To approve two (2) Interlocal Agreements by and between the City of Plano and the City of Richardson and the City of Plano and the City of The Colony for reciprocal lending of library materials for the Libraries Department; and authorizing the City Manager to execute all necessary documents. (City of Plano Contract No. 2026-0368-1) **Approved**

- (m) To approve two (2) Interlocal Agreements by and between the City of Plano and Texas A&M Engineering Experiment Station and the City of Plano and Texas A&M Agrilife Extension Service for educational programs for the Libraries Department; and authorizing the City Manager to execute all necessary documents. (City of Plano Contract No. 2026-0367-I) **Approved**
- (n) To approve an Interlocal Agreement by and between the City of Plano and Collin County, Texas, in the estimated annual amount of \$93,878 for Ad Valorem Tax Collection Services; and authorizing the City Manager to execute all necessary documents. (City of Plano Contract No. 2026-0352-I) **Approved**

**Adoption of Resolutions**

- (o) To authorize the filing of an application through the Motor Vehicle Crime Prevention Authority Grant Program to approve the submission of the FY27 SB224 Catalytic Converter Grant Application; 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. **Adopted Resolution No. 2026-4-13(R)**

**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 2025-010 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 14.1 acres of land located on the west side of Los Rios Boulevard, 1,115 feet north of Merriman Drive, in the City of Plano, Collin County, Texas, from Planned Development-173-Estate Development to Planned Development-44-Single-Family Residence-7; 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: Meadows Baptist Church **Conducted and adopted Ordinance No. 2026-4-14**

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:** 4/27/2026

**DEPARTMENT:** City Secretary

**DIRECTOR:** Lisa Henderson, City Secretary

**This City Council Meeting will be held in person in the Senator Florence Shapiro Council Chambers. 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 Tuesday prior to the meeting and **closes at 4:00 p.m.** on the day of the meeting. **ONSITE REGISTRATION IS NOT AVAILABLE.**

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**RECOMMENDED ACTION:** Location Link

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## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 4/27/2026  
**DEPARTMENT:** Proclamations  
**DIRECTOR:** Andrew Fortune, Director of Policy & Government Relations  
**AGENDA ITEM:** Bike to Work Day is May 15, and Bike Month is May  
**RECOMMENDED ACTION:** Proclamations and Special Recognition

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### **ITEM SUMMARY**

Proclamation: Bike to Work Day is May 15, and Bike Month is May where we encourage all residents to bike safely throughout our city. **Presented**



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 4/27/2026  
**DEPARTMENT:** Proclamations  
**DIRECTOR:** Andrew Fortune, Director of Policy & Government Relations  
**AGENDA ITEM:** May is Building Safety Month  
**RECOMMENDED ACTION:** Proclamations and Special Recognition

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### **ITEM SUMMARY**

Proclamation: May is Building Safety Month where we celebrate and raise awareness about building safety. **Presented**



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 4/27/2026  
**DEPARTMENT:** City Secretary  
**DIRECTOR:** Lisa Henderson, City Secretary  
**AGENDA ITEM:** Approval of Minutes  
**RECOMMENDED ACTION:** Approval of Minutes

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### ITEM SUMMARY

April 13, 2026

**Approved**

### **ATTACHMENTS:**

Description	Upload Date	Type
Preliminary Open Meeting Minutes	4/21/2026	Minutes
Regular Meeting Minutes	4/21/2026	Minutes

**PLANO CITY COUNCIL  
PRELIMINARY OPEN MEETING  
April 13, 2026**

**COUNCIL MEMBERS PRESENT**

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

**STAFF PRESENT**

Mark Israelson, City Manager  
Jack Carr, Deputy City Manager  
Shelli Siemer, Deputy City Manager  
LaShon Ross, Deputy City Manager  
Doug McDonald, Deputy City Manager  
Jeff Moberly, Assistant City Manager  
Curtis Howard, Assistant City Manager  
Jennifer Knox-Walker, Deputy City Attorney  
Lisa C. Henderson, City Secretary

Mayor Muns called the meeting to order at 5:00 p.m., Monday, April 13, 2026, in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue and via videoconference. A quorum was present.

Mayor Muns stated the Council would retire into Executive Session, in Training Room A, in compliance with Chapter 551, Government Code, Vernon's Texas Codes Annotated in order to consult with an attorney to receive Legal Advice and Litigation, Section 551.071; and discuss Economic Development matters, Section 551.087; for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required. The Council convened into Executive Session at 5:05 p.m.

Mayor Muns reconvened the meeting back into the Preliminary Open Meeting at 5:45 p.m.

- **Consideration and action resulting from Executive Session discussion**
- **Via Transportation Program Scope of Work**
- **Departmental Overview – Human Resources and Risk Management**
- **Departmental Overview – Libraries**
- **Departmental Overview – Environmental Health and Sustainability**
- **Consent and Regular Agendas**
- **Council items for discussion/action on future agendas**

With no further discussion, the Preliminary Open Meeting adjourned at 6:48 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  
April 13, 2026**

**COUNCIL MEMBERS PRESENT**

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

**STAFF PRESENT**

Mark Israelson, City Manager  
Jack Carr, Deputy City Manager  
Shelli Siemer, Deputy City Manager  
LaShon Ross, Deputy City Manager  
Doug McDonald, Deputy City Manager  
Jeff Moberly, Assistant City Manager  
Curtis Howard, Assistant City Manager  
Jennifer Knox-Walker, City Attorney  
Lisa C. Henderson, City Secretary

Mayor Muns convened the Council into the Regular Session on Monday, April 13, 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**

Rev. Dr. Mancil Carroll with Avenue Progressive Baptist Church led the invocation and Cub Scout Pack 1220 led the Pledge of Allegiance and Texas Pledge.

**Proclamations and Special Recognitions**

Proclamation: April is National Child Abuse Prevention Month

Presentation: 2026 Spring Plano Citizens Government Academy Graduates was honored.

Presentation: The Environmental Health & Sustainability Department received a plaque recognizing the City of Plano's LEED for Cities GOLD designation.

**Consent Agenda**

**MOTION:** Upon a motion made by Councilmember Kehr and seconded by Councilmember Downs, the Council voted 8-0 to approve all items on the Consent Agenda; as follows:

**Approval of Minutes**

March 23, 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. 2026-0114-BR** for the purchase and installation of an Audio Recording and Video Display System for Courtrooms for Plano Municipal Court to ImageNet Consulting LLC in the amount of \$267,794; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

**RFB No. 2026-0211-B** for Paving Improvements - Los Rios Boulevard at Plano East High School, Project No. ENG-S-00017, for the Engineering Department to Garret Shields Infrastructure, LLC in the amount of \$293,900; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “C”)

**RFB No. 2026-0127-B** for 082 Justice Center Security Improvements, Project No. FAC-F-00157, for the Engineering Department to JonesCo General Contractors, LLC in the amount of \$801,596; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “D”)

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

To approve the purchase of Bunker Gear for a four (4) year contract with two (2) one-year City optional renewals for Fire-Rescue in the estimated annual amount of \$399,990 from MES Service Company, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (Sourcewell Contract No. 010424-MES) (Consent Agenda Item “E”)

To approve the purchase of seven (7) Midsize Pickup Trucks in the amount of \$251,554 from Silsbee Toyota through an existing contract; and authorizing the City Manager to execute all necessary documents. (TIPS Contract No. 240901) (Consent Agenda Item “F”)

To approve the purchase of five (5) Ford F550 Ambulance Chassis for Plano Fire in the estimated amount of \$298,075 from Sam Pack's Five Star Ford through an existing contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 724-23) (Consent Agenda Item “G”)

To approve the purchase of wireless voice and data services for a one (1) year contract with four (4) one-year City optional renewals for Technology Solutions in the estimated total amount of \$5,500,000 from AT&T Corporation through an existing contract; and authorizing the City Manager to execute all necessary documents. (Texas Department of Information Resources Contract No. DIR-TELE-CTA-002) (Consent Agenda Item “H”)

### **Approval of Contract Modification**

To approve a contract modification to extend the current contract by one (1) year through December 31, 2027 and increase the current awarded contract amount of \$8,289,133 by \$2,493,811 for a total contract amount of \$10,782,944 for Ancillary Benefits and Services from American United Life Insurance Company (OneAmerica) for Human Resources; and authorizing the City Manager to execute all necessary documents. (Contract No. 2019-0141-C; Modification No. 2) (Consent Agenda Item “I”)

To approve an increase to the current awarded amount of \$650,000 by \$162,000 for a total contract amount of \$812,000 for Ready Mix Portland Cement Concrete from Amrize South Central Inc. and Smyrna Ready Mix Concrete, LLC for Public Works; and authorizing the City Manager to execute all the necessary documents. (Contract No. 2023-0008-AC; Modification No. 1) (Consent Agenda Item “J”)

### **Adoption of Resolutions**

**Resolution No. 2026-4-1(R):** To approve a contract with the Texas Department of Housing and Community Affairs in an amount not to exceed \$121,118 for the Homeless Housing and Services Program under Texas Government Code §2306.2585; designating the City Manager as Chief Executive Officer and authorized representative of the City for the purpose of executing the contract consistent with this resolution, giving required assurances, acting in connection with said contract, and providing required information; providing an effective date; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “K”)

**Resolution No. 2026-4-2(R):** To approve a contract with the Texas Department of Housing and Community Affairs in a total amount not to exceed \$37,516 for the Homeless Housing and Services Program Youth Set-Aside under Texas Government Code §2306.2585; designating the City Manager as Chief Executive Officer and authorized representative of the City for the purpose of executing the contract consistent with this resolution, giving required assurances, acting in connection with said contract, and providing required information; providing an effective date; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “L”)

**Resolution No. 2026-4-3(R):** To authorize the filing of application for federal funds in an amount not to exceed \$165,000 under the Fiscal Year 2026 Urban Area Security Initiative Grant Program through the Office of the Governor of Texas; designating the Director of Emergency Management as 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; declaring the Senior Accountant as the Financial Officer; and declaring an effective date. (Consent Agenda Item “M”)

**Resolution No. 2026-4-4(R):** To approve the hiring of Katherine Miller as Senior Assistant City Attorney/Chief Prosecutor by the City Attorney; and providing an effective date. (Consent Agenda Item “N”)

## **Adoption of Ordinances**

**Ordinance No. 2026-4-5:** To determine the public use, need and necessity for the acquisition of the fee or easement interest in the properties as described in the attached Exhibit “A” located generally at the intersections of State Highway 121 and Custer Road and Central Expressway and 15th Street in the City of Plano, Collin County, Texas; for the purpose of the construction, reconstruction and maintenance of roadways and related public improvements for the Diamond Intersection Safety Improvements - CMAQ project; authorizing the City Manager and the City Attorney, or their respective designees to acquire the property including making initial and bona fide offers, and authorizing the City Attorney to file proceedings in eminent domain to condemn the needed real property for public use, if necessary, and providing an effective date. (Consent Agenda Item “O”)

**Ordinance No. 2026-4-6:** To adopt and enact Supplement No. 155 to the Code of Ordinances for the City of Plano; providing for an amendment to certain sections of the Code; and providing an effective date. (Consent Agenda Item “P”)

**Ordinance No. 2026-4-7:** To authorize the issuance of "City of Plano, Texas, General Obligation Refunding and Improvement Bonds, Series 2026"; levying a continuing direct annual ad valorem tax for the payment of said Bonds, resolving other matters incident and related to the issuance, sale, payment and delivery of said Bonds; establishing procedures for the sale and delivery of said Bonds; and delegating matters relating to the sale and issuance of said Bonds to an authorized City Official; and providing a severability clause and an effective date. (Consent Agenda Item “Q”)

**Ordinance No. 2026-4-8:** To authorize the issuance of "City of Plano, Texas, Municipal Drainage Utility System Revenue Bonds, Series 2026"; resolving other matters incident and related to the issuance, sale, payment and delivery of said Bonds; establishing procedures for the sale and delivery of said Bonds, and delegating matters relating to the sale and issuance of said Bonds to an authorized City Official. (Consent Agenda Item “R”)

**Ordinance No. 2026-4-9:** To authorize the issuance of "City of Plano, Texas, Waterworks & Sewer System Revenue Refunding Bonds, Series 2026"; pledging the net revenues of the City's combined waterworks and sewer system to the payment of the principal of and interest on said Bonds; resolving other matters incident and related to the issuance, payment, security, sale and delivery of said Bonds, including establishing parameters and delegating matters to certain City officials; and providing a severability clause and an effective date. (Consent Agenda Item “S”)

**Ordinance No. 2026-4-10:** 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 establish school zones on Plano Parkway at Feathering Way and on Ridgeview Drive at Presidio Lane, 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”)

**Ordinance No. 2026-4-11:** To amend Section 12-73.1(d), School zones designated, of Section 12-73.1, Same – Specific zones – Summer school, of Article IV, Speed, Chapter 12, Motor Vehicles and Traffic, of the City of Plano Code of Ordinances to amend school zones for summer school sessions 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 “U”)

### **End of Consent**

**Public Hearing and adoption of Ordinance No. 2026-4-12** as requested in Zoning Case 2025-013 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-189-Retail/General Office on 113.9 acres of land located at the southeast corner of Preston Road and Park Boulevard in the City of Plano, Collin County, Texas, to add independent living facility as a permitted use with modified development standards for maximum number of units, additional height, reduced setbacks, and increased landscape edges; the additional permitted use being limited to a specific 6.3 acre lot at the southwest corner of Park Boulevard and Ohio Drive; presently zoned as Planned Development-189-Retail/General Office with Specific Use Permits No. 229 for Private Club – Preston Park, Ltd. and Patrizio’s Restaurants, No. 455 for Day Care Center, No. 601 for Public Storage/Mini-warehouse, No. 649 for Private Club, and located within the Preston Road Overlay District; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Petitioner: CRICQ Plano Trust (Regular Item “1”)

Mayor Muns opened the public hearing. Trevor Armstrong with Integrated Real Estate Group spoke to the project. Gene Goodwin spoke in support of the project. Mary Nelson, PhD spoke in opposition of the project. Mayor Muns closed the public hearing. Council approved with a modification of limiting visibility towards adjacent properties to provide solid screening all common area outdoor spaces.

**MOTION:** Upon a motion made by Councilmember Kehr and seconded by Deputy Mayor Pro Tem Horne, the Council voted 8 – 0, to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-189-Retail/General Office on 113.9 acres of land located at the southeast corner of Preston Road and Park Boulevard in the City of Plano, Collin County, Texas, to add independent living facility as a permitted use with modified development standards for maximum number of units, additional height, reduced setbacks, and increased landscape edges; the additional permitted use being limited to a specific 6.3 acre lot at the southwest corner of Park Boulevard and Ohio Drive; presently zoned as Planned Development-189-Retail/General Office with Specific Use Permits No. 229 for Private Club – Preston Park, Ltd. and Patrizio’s Restaurants, No. 455 for Day Care Center, No. 601 for Public Storage/Mini-warehouse, No. 649 for Private Club, and located within the Preston Road Overlay District; directing a change accordingly in the official zoning map of the City; as requested in Zoning Case No. 2025-013; as amended above; and further to adopt Ordinance No. 2026-4-12.

Council took a brief recess at 8:01 p.m. to complete the findings forms. Council reconvened into open session at 8:05 p.m.

**Comments of Public Interest**

Lestia Nelson spoke to the mistreatment of Saniyah Reese.

DJ Horen spoke to concerns of H1B visa fraud.

Muhammad Hasnie spoke to concerns of the Muslim community.

V. Krystal Curry requested resolution of the ongoing issues she spoke to at a previous meeting.

Alvin Nelson spoke to the mistreatment of Saniyah Reese.

Hal I. spoke to concerns of the Muslim community.

Bill Lisle spoke to his history with the City.

With no further discussion, the Regular City Council Meeting adjourned at 8:29 p.m.

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John B. Muns, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

**MEETING DATE**

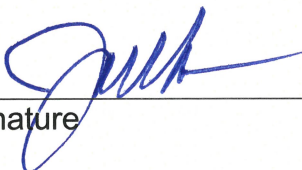
Monday, April 13, 2026

**RESULTS**

I, Chair/Councilmember MUNS, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: THIS REDEVELOPMENT PROVIDES A NEED IN THE AREA and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: SPECIFICALLY SENIOR LIVING, and
3. The request is consistent with other policies, actions, maps:
  - Future Land Use Map and Dashboards – Description & Priorities
  - Future Land Use Map and Dashboards – Character Defining Elements
  - Redevelopment & Growth Management Policy – Action 8 (RGM8)
  - Revitalization of Retail Shopping Centers Policy
  - Special Housing Needs Policy
  - City of Plano Housing Study
  - Facilities & Infrastructure Policy
  - Other: \_\_\_\_\_
4. Comments on any of the above which further explain my position: \_\_\_\_\_.

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

  
\_\_\_\_\_  
Signature

4-13-26  
\_\_\_\_\_  
Date

**MEETING DATE**

Monday, April 13, 2026

**RESULTS**

I, Chair/Councilmember Tu, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: \_\_\_\_\_;  
and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: offers options for our aging community;  
and
3. The request is consistent with other policies, actions, maps:
  - Future Land Use Map and Dashboards – Description & Priorities
  - Future Land Use Map and Dashboards – Character Defining Elements
  - Redevelopment & Growth Management Policy – Action 8 (RGM8)
  - Revitalization of Retail Shopping Centers Policy
  - Special Housing Needs Policy
  - City of Plano Housing Study
  - Facilities & Infrastructure Policy
  - Other: \_\_\_\_\_
4. Comments on any of the above which further explain my position: \_\_\_\_\_  
Better than the alternatives under SB 840.

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

  
\_\_\_\_\_  
Signature

4/13/26  
\_\_\_\_\_  
Date

**MEETING DATE**

Monday, April 13, 2026

**RESULTS**

I, Chair/Councilmember Harne, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:


1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: provides additional housing specifically designed for the needs of our and senior citizens while respecting the viability and quality of life for the local area.
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: provides quality housing; and opportunities for residents to visit local businesses.

3. The request is consistent with other policies, actions, maps:

- Future Land Use Map and Dashboards – Description & Priorities
- Future Land Use Map and Dashboards – Character Defining Elements
- Redevelopment & Growth Management Policy – Action 8 (RGM8)
- Revitalization of Retail Shopping Centers Policy
- Special Housing Needs Policy
- City of Plano Housing Study
- Facilities & Infrastructure Policy
- Other: \_\_\_\_\_

4. Comments on any of the above which further explain my position: High end residential living that meets housing needs while maintaining current traffic levels.

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

  
\_\_\_\_\_  
Signature

April 13, 2026  
\_\_\_\_\_  
Date

**MEETING DATE**

Monday, April 13, 2026

**RESULTS**

I, Chair/Councilmember Kehr, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: \_\_\_\_\_;  
and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: Senior living is needed;  
and
3. The request is consistent with other policies, actions, maps:
  - Future Land Use Map and Dashboards – Description & Priorities
  - Future Land Use Map and Dashboards – Character Defining Elements
  - Redevelopment & Growth Management Policy – Action 8 (RGM8)
  - Revitalization of Retail Shopping Centers Policy
  - Special Housing Needs Policy
  - City of Plano Housing Study
  - Facilities & Infrastructure Policy
  - Other: \_\_\_\_\_
4. Comments on any of the above which further explain my position: \_\_\_\_\_.

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

Bb Kehr  
Signature

04/13/2026  
Date

**MEETING DATE**


Monday, April 13, 2026

**RESULTS**

I, Chair/Councilmember Krupa-Downs after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: permits Plano to address density more so; and than under SB840
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: provides senior housing and
3. The request is consistent with other policies, actions, maps:
  - Future Land Use Map and Dashboards – Description & Priorities
  - Future Land Use Map and Dashboards – Character Defining Elements
  - Redevelopment & Growth Management Policy – Action 8 (RGM8)
  - Revitalization of Retail Shopping Centers Policy
  - Special Housing Needs Policy
  - City of Plano Housing Study
  - Facilities & Infrastructure Policy
  - Other: \_\_\_\_\_
4. Comments on any of the above which further explain my position: \_\_\_\_\_.

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

  
Signature

4/13/2026  
Date

**MEETING DATE**

Monday, April 13, 2026

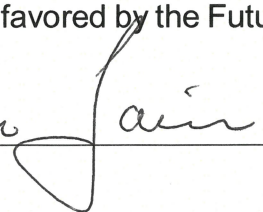
**RESULTS**

I, Chair/Councilmember Lavine, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: PROVIDES A LOWER DENSITY AND TRAFFIC SOLUTION; and THAN WOULD BE LIKELY UNDER SB 840
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: NEEDED HOUSING FOR and OUR GROWING SENIOR POPULATION THAT WANTS TO STAY IN ALISO,
3. The request is consistent with other policies, actions, maps:
  - Future Land Use Map and Dashboards – Description & Priorities
  - Future Land Use Map and Dashboards – Character Defining Elements
  - Redevelopment & Growth Management Policy – Action 8 (RGM8)
  - Revitalization of Retail Shopping Centers Policy
  - Special Housing Needs Policy
  - City of Plano Housing Study
  - Facilities & Infrastructure Policy
  - Other: \_\_\_\_\_
4. Comments on any of the above which further explain my position: DEVELOPER  
WORKING TO MITIGATE NEIGHBORHOOD CONCERNS +  
OBJECTIONS

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

Signature



Date

4/13/2026

**MEETING DATE**

Monday, April 13, 2026

**RESULTS**

I, Chair/Councilmember Thomas, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: \_\_\_\_\_;  
and

2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: other uses could possibly generate more traffic vs. what is Proposed  
and

3. The request is consistent with other policies, actions, maps:
- Future Land Use Map and Dashboards – Description & Priorities
  - Future Land Use Map and Dashboards – Character Defining Elements
  - Redevelopment & Growth Management Policy – Action 8 (RGM8)
  - Revitalization of Retail Shopping Centers Policy
  - Special Housing Needs Policy
  - City of Plano Housing Study
  - Facilities & Infrastructure Policy
  - Other: \_\_\_\_\_

4. Comments on any of the above which further explain my position: \_\_\_\_\_.

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

Lakshundra Thomas  
Signature

4.13.2026  
Date

**MEETING DATE**

Monday, April 13, 2026

**RESULTS**

I, Chair/Councilmember Quintanilla, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

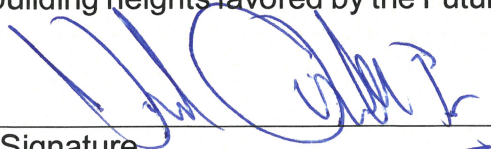
1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: \_\_\_\_\_;  
and

2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: State Plan for Hospitals nearby and fire station  
and

3. The request is consistent with other policies, actions, maps:
- Future Land Use Map and Dashboards – Description & Priorities
  - Future Land Use Map and Dashboards – Character Defining Elements
  - Redevelopment & Growth Management Policy – Action 8 (RGM8)
  - Revitalization of Retail Shopping Centers Policy
  - Special Housing Needs Policy
  - City of Plano Housing Study
  - Facilities & Infrastructure Policy
  - Other: \_\_\_\_\_

4. Comments on any of the above which further explain my position: \_\_\_\_\_.

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

  
\_\_\_\_\_  
Signature

4/13/26  
\_\_\_\_\_  
Date



# CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 4/27/2026  
**DEPARTMENT:** Engineering-Facilities  
**DIRECTOR:** B. Caleb Thornhill, P.E., Director of Engineering  
**AGENDA ITEM:** Award of bid in the amount of \$101,890.00 for Custer Grind Site - Replace HVAC, Project No. FAC-F-00168  
**RECOMMENDED ACTION:** Award/Rejection of Bid/Proposal

### **ITEM SUMMARY**

RFB No. 2026-0243-B for Custer Grind Site - Replace HVAC, Project No. FAC-F-00168, for the Engineering Department to MRB Mechanical, LLC in the amount of \$101,890; and authorizing the City Manager to execute all necessary documents. **Approved**

### **BACKGROUND**

The Engineering Department accepted bids on March 19, 2026, for Custer Grind Site - Replace HVAC, Project No. FAC-F-00168. The project includes replacing all HVAC Equipment and Controls.

The lowest responsive and responsible bid was submitted by MRB Contractors, LLC in the amount of \$101,890. There were a total of 1,963 vendors notified of this project; five (5) complete bids were received for the project as shown in the attached bid recap.

If this project is not awarded, the heating, ventilation and air conditioning equipment near its end of life could possibly fail affecting the Public Works Department's ability to provide service.

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

Funding for this item is available in the 2025-26 Capital Maintenance Fund. Construction services for the Custer Grind Site - HVAC Replacement project in the total amount of \$101,890 will leave a balance of \$10,000 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
Agenda Bid Recap	4/7/2026	Bid Recap

# CITY OF PLANO

## RFB CIP

**Bid No. 2026-0243-B**

**Custer Grind Site – Replace HVAC**

### **Bid Recap**

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**Bid Opening Date/Time:** March 19, 2026 @ 2:00 PM

**Number of Vendors Notified:** 1963

**Vendors Submitting “No Bids”:** 5

**Number of Non-Responsive Bids Submitted:** 2

**Number of Responsive Bids Submitted:** 5

<b><u>Vendor:</u></b>	<b><u>Total Bid</u></b>
MRB Mechanical, LLC	\$101,890.00
Dallas Mechanical Group	\$126,029.58
Alman Construction Services	\$142,387.00
Concord Commercial Services, Inc	\$162,620.52
Reliable Plant Maintenance, Inc.	\$167,881.71

**Recommended Vendor:**

MRB Mechanical , LLC	\$101,890.00
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## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 4/27/2026  
**DEPARTMENT:** Fleet Services  
**DIRECTOR:** Abby Owens, Director of Public Works  
**AGENDA ITEM:** Purchase of five (5) Zero Turn Mowers  
**RECOMMENDED ACTION:** Purchase from Existing Contract

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### **ITEM SUMMARY**

To approve the purchase of five (5) Zero Turn Mowers for Fleet Services in the amount of \$211,280 from LSM Outdoor Power through an existing contract; and authorizing the City Manager to execute all necessary documents. (Sourcewell Contract No. 112624-STIHL and OMNIA Contract No. 20469) **Approved**

### **BACKGROUND**

It is the recommendation of Fleet Services to purchase five (5) Zero Turn Mowers in the amount of \$211,280 from LSM Outdoor Power through Sourcewell Contract No. 112624-STIHL and OMNIA Contract No. 20469. Fleet Services has reviewed multiple Cooperative Contract quotes and found this to be the best value for the City.

These units are scheduled replacements from Capital Outlay FY25-26 for Parks and Recreation Department units 17180 and 17194 in Grounds Maintenance District #2, 17155 in Natural Resources, and 17182 and 17156 in Grounds Maintenance District #3.

The purchase of these units is necessary for the following reasons:

1. These units are essential to the department's daily operations and are required to maintain current service levels.
2. The old units are in need of replacement. The determination for the need of replacement is based on age, usage, maintenance cost, and re-sale value. Based on these criteria, Fleet Services recommends the replacement of the above units.
3. If these units are not replaced, we will incur additional maintenance costs and the salvage values will be greatly depreciated. In addition, the older, aging units will limit the users' ability to perform their duties because of increased breakdowns and additional downtime for repairs.

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. (Sourcewell Contract No. 112624-STIHL, OMNIA Contract No. 20469, and City of Plano Contract No. 2026-0248-O)

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

Funds are available in the FY 2025-26 Equipment Replacement Fund budget to purchase five (5) Zero Turn Mowers in the amount of \$211,280 from LSM Outdoor Power. These are scheduled replacements for units 17180 and 17194 in Grounds Maintenance District 2; unit 17155 in Natural Resources; and units

17182 and 17156 in Grounds Maintenance District 3. The combined purchase amount is \$211,280 and the total budgeted amount for these items was \$221,750. The remaining balance of \$10,470 will be used for other Fleet and Equipment Replacement purchases.

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

**ATTACHMENTS:**

Description	Upload Date	Type
Picture	4/7/2026	Attachment
Cooperative Quote Recap	4/10/2026	Cooperative Quote Recap



**CITY OF PLANO  
SOLICITATION NO. 2026-0248-O  
FOUR (4) ZERO TURN DIESEL MOWERS AND ONE (1) ZERO TURN BATTERY MOWER  
COOPERATIVE QUOTE RECAP**

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**Number of Vendors Contacted:** 4

**Number of Quotes Received:** 2

**LSM Outdoor Power**

(3 of 3 lines submitted)

Line 1: Two (2) 72" Lazer Z 25hp Turbo Yanmar Diesel Mower via OMNIA Contract No. 20469	\$49,428.74
Line 2: Two (2) 144" Lazer Z Diesel 43.5HP Deluxe Susp S via OMNIA Contract No. 20469	\$141,040.10
Line 3: One (1) STIHL RZA 760 Battery Mower via Sourcewell Contract No. 112624-STIHL	\$20,811.03
Total	\$211,279.87

**Richardson Saw & Lawn Mower**

(2 of 3 lines submitted)

Line 1: Two (2) 72" Lazer Z 25hp Turbo Yanmar Diesel Mower via OMNIA Contract No. 20469	\$49,446.26
Line 2: Two (2) 144" Lazer Z Diesel 43.5HP Deluxe Susp S Mower via OMNIA Contract No. 20469	\$141,057.46
Total	\$190,503.72

**Recommended Vendor:**

**LSM Outdoor Power via Sourcewell Contract No.112624-STIHL and Omnia Contract No. 20469**

Line 1 via Omnia Co. 20469	\$49,428.74
Line 2 via Omnia Co. 20469	\$141,040.10
Line 3 via Sourcewell Co. 112624-STIHL	\$20,811.03
Total	\$211, 279.87



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 4/27/2026  
**DEPARTMENT:** Parks  
**DIRECTOR:** Ron Smith, Director of Parks and Recreation  
**AGENDA ITEM:** Slide Tower Paint Projects at Carpenter Park Recreation Center and Oak Point Recreation Center  
**RECOMMENDED ACTION:** Purchase from Existing Contract

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### **ITEM SUMMARY**

To approve the purchase of repainting and maintenance repairs of the indoor waterslide towers and stairways at Carpenter Park Recreation Center and Oak Point Recreation Center for the Parks & Recreation Department in the estimated amount of \$173,560 from Mountjoy Aquatics, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 701-23) **Approved**

### **BACKGROUND**

The indoor waterslide stairway tower at Oak Point Recreation Center and two slide stairway towers at Carpenter Park Recreation Center, all approximately nine years old, are high-traffic structural elements that are continuously exposed to moisture, humidity, and chemicals. Over time, these conditions have resulted in visible wear, including deterioration of paint, surface corrosion, and minor structural degradation in select areas.

Routine inspections conducted last year identified the need for preventative maintenance. As a result, this project was included in the department's Capital Maintenance Budget for the current fiscal year. While the structures remain operational, these repairs are necessary to ensure continued safety, extend the useful life of the assets, and maintain the overall appearance of the facilities. Additionally, the repair and repainting efforts are required to meet state inspection standards and ensure the facilities pass the state's amusement ride inspections without deficiencies.

It is the department's recommendation to approve the expenditure in the amount of \$173,560 from the Capital Maintenance Fund for the repair and repainting of the indoor waterslide towers and stairways at Carpenter Park Recreation Center and Oak Point Recreation Center to be performed by Mountjoy Aquatics, LLC utilizing BuyBoard Contract #701-23.

If the expenditure is not approved, the indoor waterslides at Carpenter Park Recreation Center and Oak Point Recreation Center will continue the degradation process, which will eventually lead to the closure of these public amenities as they would not meet state inspection requirements and would fail to receive the required state amusement ride certifications. Delaying these repairs would increase long-term costs, as minor maintenance issues can escalate into more extensive structural damage requiring significantly more expensive repairs or replacements.

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. (BuyBoard Contract No. 701-23 and City of Plano Contract No. 2026-0227-O).

**FINANCIAL SUMMARY/STRATEGIC GOALS**

Funding for this item is available in the 2025-26 Capital Maintenance Fund. Repainting and maintenance repairs of the indoor waterslide towers and stairways at Carpenter Park Recreation Center and Oak Point Recreation Center in the total amount of \$173,560 will leave a current year balance of \$114,868 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.



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 4/27/2026  
**DEPARTMENT:** Legal  
**DIRECTOR:** Paige Mims, City Attorney  
**AGENDA ITEM:** Modification of Contract to include Thomson Reuters HighQ Subscription Services  
**RECOMMENDED ACTION:** Approval of Contract Modification

### ITEM SUMMARY

To approve an increase to the current awarded contract amount of \$51,864 by \$352,954 for a total estimated contract amount of \$404,818 for the implementation and a three-year subscription to Thomson Reuters HighQ and online services from West Publishing Corporation for the City Attorney’s Office; and authorizing the City Manager to execute all necessary documents. (Texas Department of Information Resources Contract No. DIR-CPO-5258; Modification No. 2) **Approved**

### BACKGROUND

The City Attorney’s Office has utilized Thomson Reuters products through West Publishing Corporation for many years, beginning with print legal reference materials and updates and later expanding to online research services. In December 2025, Modification No. 1 was executed to incorporate enhanced capabilities through the addition of CoCounsel to our online services.

As the Office continues to identify opportunities to improve efficiency, effectiveness, and collaboration in delivering legal services, staff is recommending the addition of HighQ. HighQ provides a secure, centralized platform for managing legal documents, automating workflows, and improving collaboration between the City Attorney’s Office, City departments, and outside counsel. The system enhances efficiency, transparency, and risk management through document automation, matter tracking, secure file sharing, and real-time collaboration tools designed specifically for legal operations. HighQ also integrates with the City’s existing Thomson Reuters tools, including Westlaw and CoCounsel, allowing for greater efficiency in legal research, drafting, and analysis.

Current contract expenditures total \$51,864 annually for print resources, online research services, and the CoCounsel subscription. Projected expenditures for the continuation of these services over the next three years are as follows:

- Print, Online Research, and CoCounsel - Annual Cost \$66,348 (including additional CoCounsel licenses), 3-year total \$199,044
- HighQ Implementation (one-time): \$50,254
- HighQ Subscription: Year 1: \$49,332 , Year 2: \$51,799, Year 3: \$54,389; 3-year total: \$155,520

These amounts total \$404,818 and reflect the anticipated costs associated with maintaining existing services, additional CoCounsel licenses and implementing the HighQ platform for the City Attorney’s Office.

If not approved, the City Attorney's Office will continue to rely on decentralized and manual processes for legal collaboration, document management, and workflow tracking, which may limit efficiency, reduce visibility into workload status, and increase administrative effort.

The City is authorized to purchase from the State Contract list pursuant to Chapter 271 Subchapter D of the Texas Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items. (Texas Department of Information Resources Contract No. DIR-CPO-5258 and City of Plano Contract No. 2026-0359-OA )

**FINANCIAL SUMMARY/STRATEGIC GOALS**

This request is to approve an increase to the current awarded contract amount of \$51,864 by \$352,954 for a total estimated contract amount of \$404,818 for the implementation and a three-year subscription to Thomson Reuters HighQ and online services from West Publishing Corporation. Funding for the implementation cost is available in the 2025-26 Technology Fund in the amount of \$50,254. The funding for the subscription fees is available in the General Fund in the estimated annual amount of \$48,200 for FY 2025-26; \$116,708 for FY 2026-27; \$119,226 for FY 2027-28; and \$70,430 for FY 2028-29. All future year expenditures will occur within council approved appropriations.

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



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 4/27/2026

**DEPARTMENT:** Engineering-CIP

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

**AGENDA ITEM:** Approve an increase in the amount of \$30,705 for construction materials testing professional services for Water Rehab – River Bend Phase 1, Project No. 7466

**RECOMMENDED ACTION:** Approval of Contract Modification

### **ITEM SUMMARY**

To approve an increase to the current awarded contract amount of \$71,221 by \$30,705 for a total contract amount of \$101,926 for construction materials testing professional services for Water Rehab – River Bend Phase 1, Project No. 7466, from Terracon Consultants, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2024-0489-X; Modification No. 1) **Approved**

### **BACKGROUND**

The City of Plano executed a construction materials testing professional services agreement with Terracon Consultants, Inc. for Water Rehab – River Bend Phase 1, Project No. 7466, in the amount of \$71,221 on August 21, 2024.

The Engineering Department recommends approval of Contract Modification No. 1 for the increase in the construction materials testing professional services agreement with Terracon Consultants, Inc. in the amount of \$30,705 for Water Rehab – River Bend Phase 1, Project No. 7466.

Contract Modification No. 1 includes the additional subgrade testing, pavement testing for multiple paving phases, and testing associated with additional sidewalk replacement needs. These services are required due to deteriorating pavement and sidewalk conditions that were more extensive than initially anticipated.

If this contract modification is not approved, it would result in limiting the contractor’s accountability to provide materials meeting the specified project requirements, potentially reducing the quality of materials placed and the neighborhood’s new infrastructure service life.

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

Funding for this item is available in the 2025-26 Water CIP. The first modification to the professional services agreement with Terracon Consultants, Inc. for Water Rehab – River Bend Phase 1, Project No. 7466, in the total amount of \$30,705 will utilize all remaining funding for this project.

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	4/1/2026	Map





# CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 4/27/2026

**DEPARTMENT:** Engineering-CIP

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

**AGENDA ITEM:** Ratification of an increase in the amount of \$7,000 for Spring Creek and Pittman Creek Model Revision for LOMR, Project No. ENG-D-00010

**RECOMMENDED ACTION:** Approval of Contract Modification

## ITEM SUMMARY

To ratify an increase to the current awarded contract amount of \$96,500 by \$7,000 for a total contract amount of \$103,500 for Spring Creek and Pittman Creek Model Revision for LOMR, Project No. ENG-D-00010, from Halff Associates, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2025-0383-X; Modification No. 1) **Approved**

## BACKGROUND

On June 10, 2025, the City executed Contract No. 2025-0383-X in the amount of \$96,500 for Spring Creek and Pittman Creek Model Revision for LOMR, Project No. ENG-D-00010.

The Engineering Department recommends approval to ratify Contract Modification No. 1 for the increase in the Engineering Professional Services Agreement with Halff Associates, Inc. in the amount of \$7,000 for the Spring Creek and Pittman Model Revisions for LOMR project.

Contract Modification No. 1 includes the hydraulic modeling required to incorporate recently completed improvements along the Spring Creek corridor upstream of 16th Street to Harrington Park. These improvements include a recently constructed gabion wall, culvert outfall, and flood mitigation grading in Harrington Park.

If this contract modification is not approved, local floodplain regulations will not be met, the floodplain may not be accurately modeled without these revisions, and other future planned projects will not be able to proceed due to outdated hydraulic models.

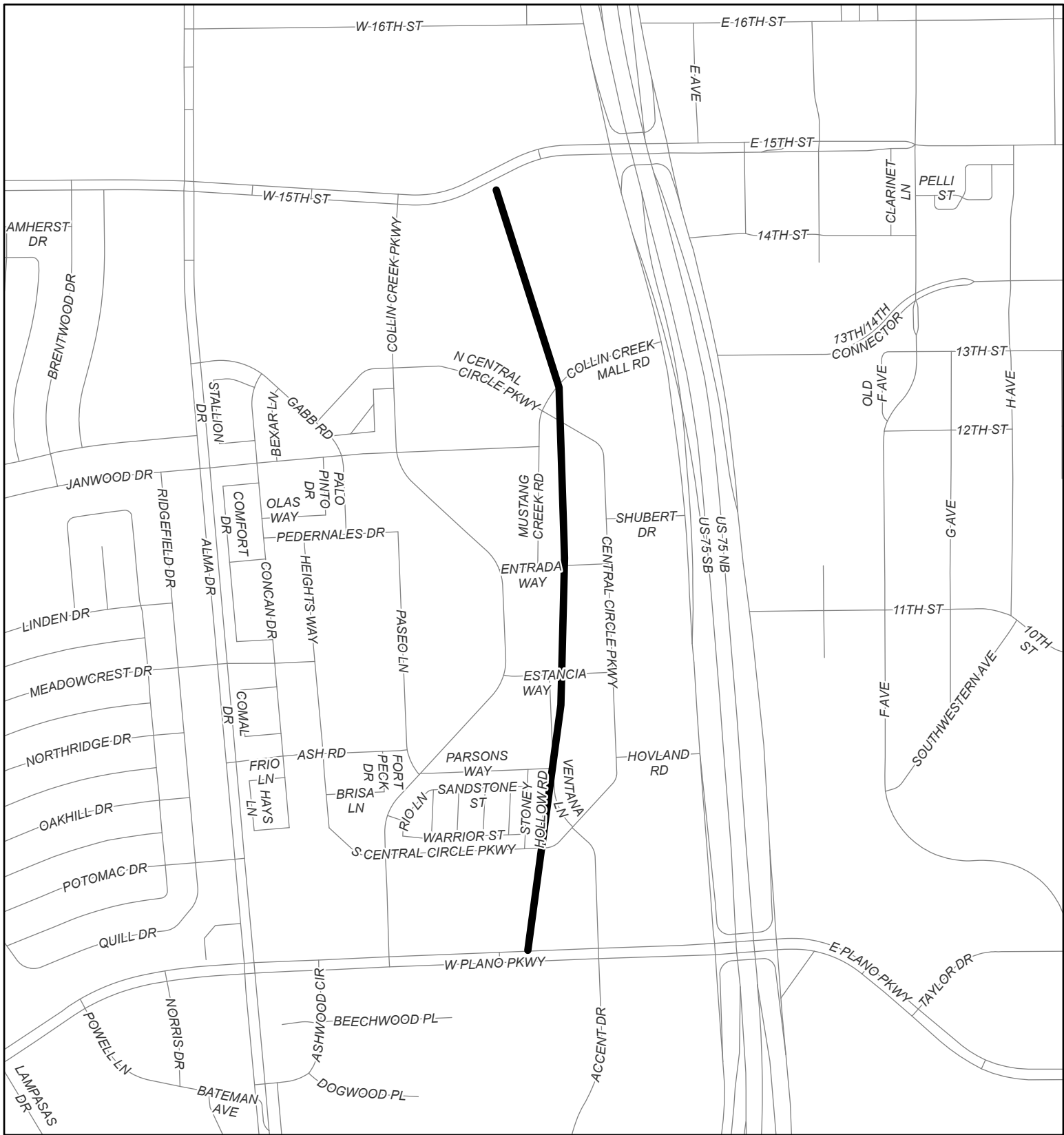
## FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2025-26 Municipal Drainage CIP. Ratification of the first modification to the professional services agreement with Halff Associates, Inc. for the Spring Creek and Pittman Branch Revisions for LOMR project in the amount of \$7,000 will utilize all remaining funding for this project.

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	4/14/2026	Map

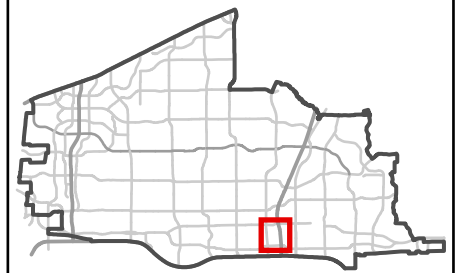


**Spring Creek & Pittman Creek Model Revision for LOMR**

**Project No. ENG-D-00010**



**Project Location**





## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 4/27/2026  
**DEPARTMENT:** Engineering-CIP  
**DIRECTOR:** B. Caleb Thornhill, P.E., Director of Engineering  
**AGENDA ITEM:** Approve an increase in the amount of \$4,998 for construction materials testing professional services for Plano Event Center Street Improvements, Project No. 7201  
**RECOMMENDED ACTION:** Approval of Contract Modification

### **ITEM SUMMARY**

To approve an increase to the current awarded contract amount of \$99,300 by \$4,998 for a total contract amount of \$104,298 for construction materials testing professional services for Plano Event Center Street Improvements, Project No. 7201, from Raba Kistner, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2024-0096-X; Modification No. 2) **Approved**

### **BACKGROUND**

The City of Plano executed a construction materials testing professional services agreement with Raba Kistner, Inc. for Plano Event Center Street Improvements, Project No. 7201, in the amount of \$75,153 on November 30, 2023.

Contract Modification No. 1 was executed on February 20, 2025, in the amount \$24,147 for a new contract amount of \$99,300.

The Engineering Department recommends approval of Contract Modification No. 2 for the increase in the construction materials testing professional services agreement with Raba Kistner, Inc. in the amount of \$4,998 for the Plano Event Center Street Improvements project.

Contract Modification No. 2 includes the additional subgrade and concrete testing associated with pavement replacement needs. These services are required due to deteriorating pavement and sidewalk conditions that were more extensive than initially anticipated.

If this contract modification is not approved, it would result in limiting the contractor’s accountability to provide materials meeting the specified project requirements, potentially reducing the quality of materials placed and the Plano Event Center’s new infrastructure service life.

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

Funding for this item is available in the 2025-26 Water CIP. The second modification to the professional services agreement with Raba Kistner, Inc. for the Plano Event Center Street Improvements project in the total amount of \$4,998 will utilize all remaining funding for this project.

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



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 4/27/2026

**DEPARTMENT:** Engineering-CIP

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

**AGENDA ITEM:** Approve an increase in the amount of \$197,015 for Construction Contract No. 2024-0368-B Water Rehabilitation – Park Boulevard Phase 2 (US75 to East City Limits), Project No. 7592

**RECOMMENDED ACTION:** Approval of Change Order

### ITEM SUMMARY

To approve an increase to the current awarded contract amount of \$3,645,909 by \$197,015 for a total contract amount of \$3,842,924 for Water Rehabilitation – Park Boulevard Phase 2 (US75 to East City Limits), Project No. 7592, from ANA Site Construction, LLC for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2024-0368-B; Change Order No. 2 **Approved**)

### PREVIOUS ACTION/PRESENTATION

On July 22, 2024, City Council approved RFB No. 2024-0368-B for Water Rehabilitation - Park Boulevard Phase 2 (US75 to East City Limits), Project No. 7592, for the Engineering Department to ANA Site Construction, LLC in the amount of \$3,622,063.

### BACKGROUND

Change Order No. 1 was executed on August 19, 2025, to amend the scope of services and increase the contract amount by \$23,846 for a total contract amount of \$3,645,909.

The Engineering Department recommends approval of Change Order No. 2 for the increase in the construction contract with ANA Site Construction, LLC in the amount of \$197,015 for Water Rehabilitation – Park Boulevard Phase 2 (US75 to East City Limits), Project No. 7592.

Change Order No. 2 is necessary to reconcile final quantity adjustments resulting from field conditions encountered during construction. The primary increases were associated with additional pavement replacement required to address deteriorated pavement within the project limits. Additional waterline adjustments were required during construction, including valves, connections, pipe, and water service work needed to maintain operations and complete the project.

If this change order is not approved, the result is continued deterioration of the existing waterlines and concrete street pavement along the project limits, resulting in increased maintenance costs for the City and a negative impact on the quality of life to the residents.

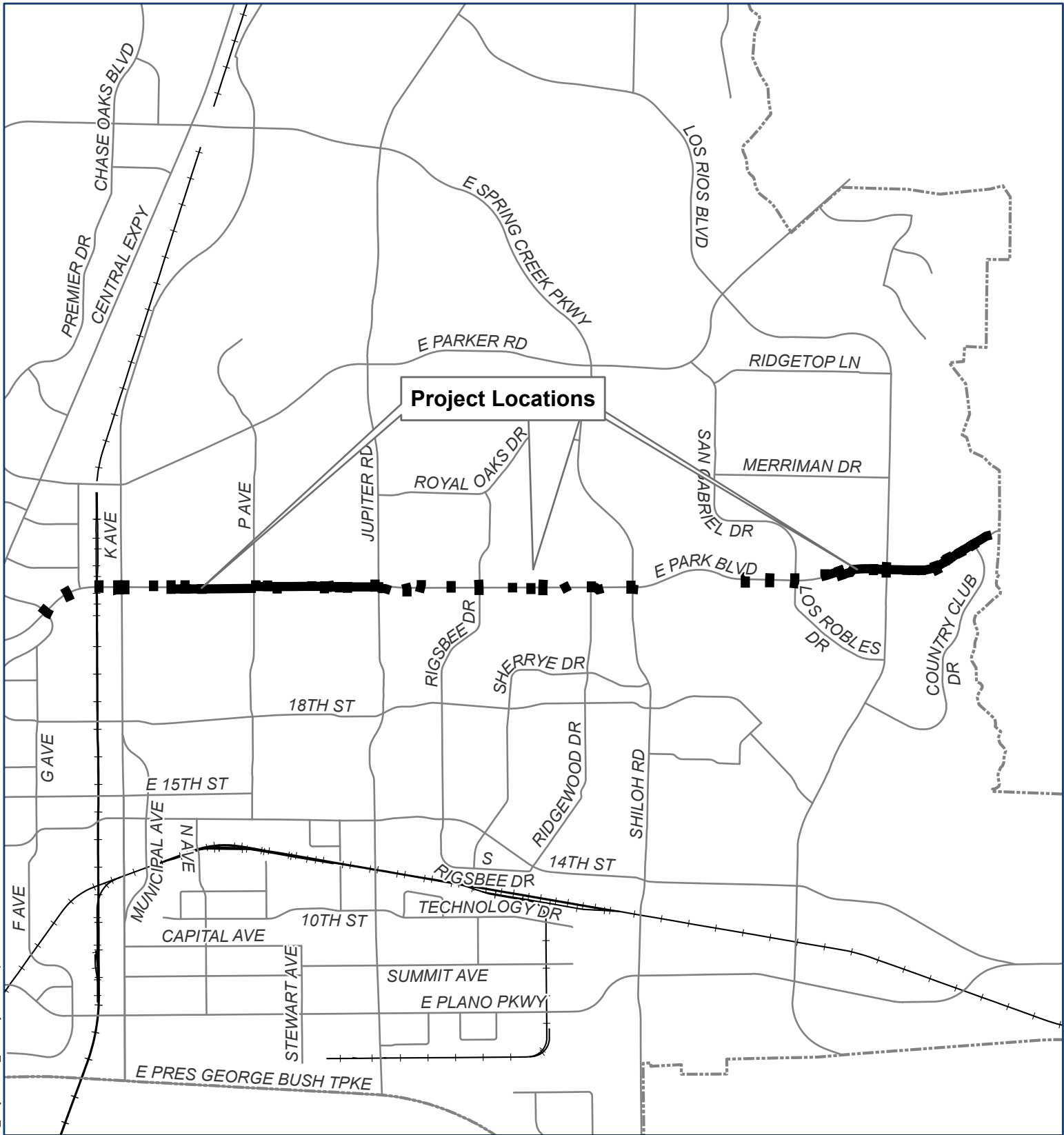
### FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2025-26 Water CIP. The second change order to the construction contract with ANA Site Construction, LLC for Water Rehabilitation - Park Boulevard Phase 2 (US75 to East City Limits), Project No. 7592, in the total amount of \$197,015 will leave a balance of \$487,835 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:**

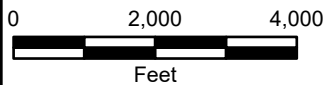
Description	Upload Date	Type
Location Map	4/8/2026	Map



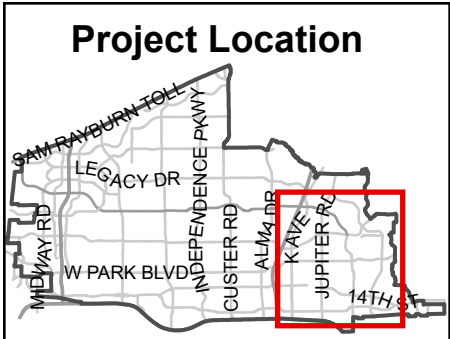
**Project Locations**

# Water Rehabilitation - Park Boulevard Phase 2 (US75 to East City Limits)

**Project No. 7592**



City of Plano, BI/GIS  
June 2023



chscott\_z:\BI\GIS\Projects\Engineering\2022\2022-11-11\_Project7592\_MSI\Project7592.aprx



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 4/27/2026  
**DEPARTMENT:** Police  
**DIRECTOR:** Ed Drain, Chief of Police  
**AGENDA ITEM:** Physical Wellness Exams for the Police Department  
**RECOMMENDED ACTION:** Approval of Expenditure

---

### **ITEM SUMMARY**

To approve an expenditure for Physical Wellness Exams for a one (1) year contract with four (4) automatic one-year renewals in the estimated annual amount of \$345,000 from F1RST - First Responder Stress & Trauma LLC for the Police Department; and authorizing the City Manager to execute all necessary documents. **Approved**

### **BACKGROUND**

Law enforcement personnel face elevated health risks due to factors such as chronic stress, shift related fatigue, and the physical demands of police work. Comprehensive physical wellness assessments are essential for identifying early signs of cardiovascular disease, metabolic disorders, and other conditions that disproportionately affect officers.

Research shows that physical wellness programs can reduce deaths associated with job-related health conditions. Accordingly, in 2022 the Police Department joined the Fire Department in offering physical wellness assessments through a medical wellness company based in Florida to personnel whose duties and assignments place them at higher occupational risk. An investment in physical wellness programs can help prevent many avoidable health issues, which in turn reduces long-term medical costs and supports healthier, more resilient officers.

In addition to physical wellness, mental wellness is equally essential in the law enforcement profession. Employees routinely operate in high-stress, unpredictable environments, where critical incidents, trauma exposure, fatigue, and constant vigilance take a cumulative toll. For these reasons, in 2024 the Police Department expanded wellness initiatives to include annual mandatory mental-wellness checkups for all sworn officers, along with civilian employees whose assignments expose them to elevated levels of trauma, stress, or critical-incident environments.

To support this effort, the Department selected F1RST - First Responder Stress & Trauma LLC as the mental-wellness provider. F1RST has built a strong reputation for understanding the unique emotional and psychological challenges faced by public-safety professionals. Their clinicians are trained specifically in law-enforcement culture, trauma exposure, and the cumulative stress that comes with years of service.

F1RST also offers comprehensive physical wellness assessments overseen by a board-certified physician with more than 20 years of emergency medicine experience. The F1RST program includes advanced diagnostic tools, such as lipoprotein(a) blood testing, which can identify inherited cardiac risks not typically detected through standard occupational physicals.

In addition to the advantages outlined above, F1RST's proposed pricing for physical wellness exams is lower than that of the previous company, providing the police department with a more comprehensive

service at a reduced cost.

The Police Department recommends adopting F1RST - First Responder Stress & Trauma LLC as the provider for annual physical wellness exams. Transitioning from the current provider to F1RST will reduce costs, consolidate mental and physical wellness services under a single provider, enhance medical oversight, and strengthen the continuity of care already established with our personnel. This recommendation also aligns with the Texas Professional Services Procurement Act (Gov't Code § 2254.003), which requires that professional services be selected based on demonstrated competence and qualifications rather than competitive bidding. F1RST's specialized expertise, proven track record with our department, and comprehensive approach to first responder wellness fully satisfy this standard while offering services at a fair and reasonable cost.

Funding for this service is included in the Department's FY 25/26 budget.

Failure to approve this recommendation would limit the department's ability to offer police department employees a modern, comprehensive wellness program designed to reduce injury, enhance performance, and support long-term employee health and would also forgo the potential long-term cost savings that come from preventing chronic health issues and strengthening overall employee well-being.

The City is exempt from the competitive bid process for this purchase as allowed by Texas Local Government Code § 252.022(a)(4). (City of Plano Internal Contract No. 2026-0241-XR)

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

Funding for this item is available in the FY 2025-26 Police Department Budget. This item approves a one (1) year contract with four (4) additional one (1) year optional renewals for annual wellness physicals and mental health exams in the estimated amount of \$345,000 per year of the contract.

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

## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 4/27/2026  
**DEPARTMENT:** Public Works-CIP Construction  
**DIRECTOR:** Abby Owens, Director of Public Works  
**AGENDA ITEM:** Approve an expenditure in an amount not to exceed \$625,000 for Bob Woodruff Aerial Repair, Project No. PW-WW-00028  
**RECOMMENDED ACTION:** Approval of Expenditure

---

### **ITEM SUMMARY**

To approve an expenditure for Bob Woodruff Aerial Repair, Project No. PW-WW-00028, in an amount not to exceed \$625,000 from one of the following: ANA Site Construction, LLC; A&B Construction, LLC; S.J. Louis Construction of Texas Ltd; Ragle, Inc.; Archer Western Construction, LLC; Rey-Mar Construction, LLC; or Ruts Construction LLC for the Public Works Department; and authorizing the City Manager to execute all necessary documents. **Approved**

### **BACKGROUND**

On March 12, 2026, staff were alerted to damage to a sanitary sewer aerial crossing at Bob Woodruff Park South, which resulted in the discharge of sanitary sewer into the creek. City staff responded immediately and implemented emergency bypass pumping to contain the flow.

Initial assessments determined that the aerial crossing sustained structural damage, requiring complete replacement to provide long-term reliability. A temporary repair was completed on March 26, 2026 and the bypass pumping operations ended the same day. With continued significant rain events and the approaching storm season, staff continue to closely monitor the temporary repair and have bypass pumping equipment staged nearby as a precaution.

Public Works staff are requesting Council authorization in the amount not to exceed \$625,000 to complete the permanent repair of the aerial crossing. This amount is an opinion of probable construction costs, based on the design through Halff Associates, Inc., with a 25% contingency.

The City is exempt from the competitive bid process for this purchase as allowed by Texas Local Government Code Chapter 252 Subchapter B Section 252.022(a)(2) for protecting public health or safety of residents; however, to ensure a competitive and qualified selection process, Public Works staff have identified seven contractors to provide pricing proposals. These contractors were selected based on their experience completing aerial crossings in Plano within the past five years or performing utility construction work for the Public Works Department within the past three years.

Upon receiving the proposals, staff will evaluate the submissions and select the contractor that provides the best value to the City, considering both cost and their ability to meet the required construction timeline. Following selection, the City will issue formal notice of award to the recommended contractor.

Completion of the permanent repair will ensure the aerial crossing is structurally sound and restore reliable operations of the infrastructure. If Council does not approve the estimated expenditure, the permanent repair will be further delayed, and the aerial crossing will continue to be at risk of additional damage that

could lead to another discharge of sanitary sewer.

**FINANCIAL SUMMARY/STRATEGIC GOALS**

Funding for this item is available in the 2025-26 Sewer CIP. Construction services for the Bob Woodruff Aerial Repair project, in the estimated total amount of \$625,000, will leave a balance of \$44,880 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.



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 4/27/2026  
**DEPARTMENT:** Library  
**DIRECTOR:** Libby Holtmann, Director of Libraries  
**AGENDA ITEM:** Approval of Interlocal Agreements for Lending of Library Materials  
**RECOMMENDED ACTION:** Approval of Contract / Agreement

---

### **ITEM SUMMARY**

To approve two (2) Interlocal Agreements by and between the City of Plano and the City of Richardson and the City of Plano and the City of The Colony for reciprocal lending of library materials for the Libraries Department; and authorizing the City Manager to execute all necessary documents. (City of Plano Contract No. 2026-0368-1) **Approved**

### **BACKGROUND**

To memorialize the agreed upon access and lending agreements between The City of Plano and the City of Richardson and the City of The Colony.

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

This item has no financial impact.

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
Plano and Richardson ILA	4/10/2026	Agreement
Plano and The Colony ILA	4/10/2026	Agreement

**INTERLOCAL AGREEMENT BY AND BETWEEN  
THE CITY OF PLANO, TEXAS AND THE CITY OF RICHARDSON, TEXAS  
FOR RECIPROCAL LENDING OF LIBRARY MATERIALS**

**THIS AGREEMENT** ("Agreement") is made and entered by and between the **CITY OF PLANO, TEXAS** ("Plano"), a Texas home-rule municipal corporation, and the **CITY OF RICHARDSON, TEXAS** ("Richardson") together with Plano referred to as the "Parties" and individually as "Party"), a Texas home-rule municipal corporation, as follows:

**RECITALS**

**WHEREAS**, this agreement is made under the authority of the Interlocal Cooperation Act, Texas Government Code, Chapter 791, as amended (the "Act"); and

**WHEREAS**, Plano and Richardson are both local governments, as defined by Section 791.003(a) of the Act, engaged in the provision of governmental functions and services to their citizens; and

**WHEREAS**, the Plano Public Library System and the Richardson Public Library System desire to cooperate in a program involving the reciprocal lending of library materials for mutual advantage in the best interest of their patrons; and

**WHEREAS**, Plano and Richardson have current revenues available to satisfy the fees and expenses incurred pursuant to this Agreement; and

**NOW THEREFORE**, the Parties in consideration of the recitals set forth above and terms and conditions below, agree as follows:

**I.  
TERM**

The term of this Agreement is for a period of one (1) year beginning on the last date of execution hereof (the "Effective Date"). After the initial term, this Agreement shall automatically renew for successive five (5) one-year terms unless otherwise terminated by either party as provided in **Section IV. TERMINATION** herein.

**II.  
OBLIGATIONS OF THE PARTIES**

1. The terms of this Agreement are as follows:
  - a. The term **RECIPROCAL LENDING** as used herein means and refers to the privileges which both Parties mutually agree to extend to individuals who are residents or taxpayers ("taxpayer") of the other Party's municipality. Said **RECIPROCAL LENDING** privileges result in the issuance of a library card by either Party to an individual taxpayer of the other Party's municipality upon application by such person. The cards thus issued shall be subject to the general rules and regulations of the issuing Party with respect to its borrowers, it being the intention of the parties that qualified patrons of each Party during the term of the Agreement may have the same borrowing privileges afforded to the other municipality's taxpayers, wherever practical.

- b. The term **TRANSACTION** as used herein means and refers to each and every separate library item which is loaned by one Party to a patron of the other Party's municipality at such patron's personal request in accordance with the **RECIPROCAL LENDING** privileges as defined in paragraph 1(a) of this Agreement.
2. The Plano Public Library and the Richardson Public Library shall mutually accord to individual taxpayers of each Party **RECIPROCAL LENDING** privileges as defined in paragraph 1(a) with the following exceptions:
  - a. Reciprocal lending will not entitle the cardholder to interlibrary loan services.
  - b. E-material lending may vary between entities and some vendors may be excluded from reciprocal lending.
  - c. Plano residents may not place holds on physical materials in Richardson
3. In order to provide **RECIPROCAL LENDING** privileges, each Party shall cause a library card to be issued to an individual taxpayer of the other Party's municipality upon application by such person, providing such person agrees to abide by and adhere to the rules and regulations of the issuing Party.

### **III. FEES AND PAYMENTS DUE**

Each Party will bear its own cost of performing under this Agreement. All payments for expenses incurred as a result of the performance of this Agreement shall be made only from current revenues legally available to each respective Party. Any renewal will be subject to the revenues available for that Agreement term.

### **IV. TERMINATION**

Either Party to this Agreement may, without stating any cause or justification, terminate this Agreement by giving written notice to the other Party sixty (60) days in advance of the termination date selected. In such case, a final report and reconciliation called for by this Agreement, if any, shall be rendered notwithstanding any termination under this paragraph.

Upon termination pursuant to Section IV. TERMINATION or by reason of the expiration of the Agreement without renewal, the cards to nonresident patrons issued pursuant to this Agreement shall expire.

### **V. RELEASE AND HOLD HARMLESS**

Each Party agrees to waive all claims against, to release, the other Party and its respective officials, officers, agents, employees, in both their public and private capacities, from any and all liability, claims, suits, demands, losses, damages, attorneys fees, including all expenses of litigation or settlement, or causes of action which may arise by reason or injury to death of any person or for loss of, damage to, or loss of use of property arising out of or in connection with this Agreement. In the event that a claim is filed, each Party shall be responsible for its proportionate share of liability.

**VI.  
IMMUNITY**

In the execution of this Agreement, none of the Parties waive, nor shall be deemed hereby to have waived any immunity or any legal or equitable defense otherwise available against claims arising in the exercise of governmental powers and functions. By entering this Agreement, the Parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement does not create any rights in parties who are not signatories to this Agreement.

**VII.  
ENTIRE AGREEMENT**

This Agreement represents the entire an integrated agreement between the Parties and supersedes all prior negotiations, representations, or agreements, wither written or oral. This Agreement may be amended only by written instruments signed by the Parties.

**VIII.  
NOTICES**

Any notice provided under this Agreement shall be delivered by mail or personal service to the parties named below:

**City of Richardson, Texas Representative:**

Name: Don Magner  
Title: CITY MANAGER  
Company: City of Richardson, Texas  
Address: 2360 Campbell Creek Blvd., Suite 525  
City/State/Zip: Richardson, Texas 75082

With copy to:

Name: Jennifer Davidson  
Title: DIRECTOR OF LIBRARY SERVICES  
Company: City of Richardson  
Address: 2360 Campbell Creek, Suite 500  
City/State/Zip: Richardson, TX 75082  
Phone: 972-744-4353 / Email: [jennifer.davidson@cor.gov](mailto:jennifer.davidson@cor.gov)

**City of Plano, Texas Representative:**

Name: Libby Holtman  
Title: DIRECTOR OF LIBRARY SERVICES  
Company: City of Plano, Texas  
Address: 2501 Coit Road  
City/State/Zip: Plano, TX 75075  
Phone: 972-769-4209 / Email: [libbyh@plano.gov](mailto:libbyh@plano.gov)

**IX.  
AUTHORITY TO SIGN**

The undersigned officer and/or agents of the Parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the Parties hereto.

**X.  
SEVERABILITY**

The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held to be contrary to the law or contrary to any rule or regulation having the force and effect of the law, such decisions shall not

affect the remaining portions of the Agreement. However, upon the occurrence of such an event, either Party may terminate this Agreement by giving the other Party thirty (30) days written notice.

**XI.  
VENUE**

This Agreement and any of its terms or provisions, as well as the rights and duties of the parties hereto, shall be governed by the laws of the State of Texas. The Parties agree that this Agreement shall be enforceable in Collin County, Texas, and, if legal action is necessary, exclusive venue shall lie in Collin County, Texas.

**XII.  
INTERPRETATION OF AGREEMENT**

Should any part of this Agreement be in dispute, the Parties agree that the Agreement shall not be construed more favorably for either party.

**XIII. REMEDIES**

No right or remedy granted herein or reserved to the Parties is exclusive of any right or remedy granted by law or equity; but each shall be cumulative of every right or remedy given hereunder. No covenant or condition of this Agreement may be waived without the express written consent of the Parties. It is further agreed that one (1) or more instances of forbearance by either Party in the exercise of its respected rights under this Agreement shall in no way constitute a waiver thereof.

**XIV. SUCCESSORS AND ASSIGNS**

Neither Party will assign, sublet, subcontract or transfer any interest in this Agreement without the prior written consent of the other Party. No assignment, delegation of duties or subcontract under this Agreement will be effective without the written consent of both Parties.


**XV.  
EFFECTIVE DATE**

This Agreement shall be effective from and after the date of execution by the last signatory hereto as evidenced below.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

IN WITNESS WHEREOF, the parties have executed this Agreement by signing below.

CITY OF RICHARDSON, TEXAS

Date: March 31, 2016 By:   
Don Wagner  
CITY MANAGER

APPROVED AS TO FORM:

  
Peter G. Smith, CITY ATTORNEY

CITY OF PLANO, TEXAS

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

APPROVED AS TO FORM:

  
for Paige Mims, CITY ATTORNEY

**INTERLOCAL AGREEMENT BY AND BETWEEN  
THE CITY OF PLANO, TEXAS AND THE CITY OF THE COLONY, TEXAS  
FOR RECIPROCAL LENDING OF LIBRARY MATERIALS**

**THIS AGREEMENT** ("Agreement") is made and entered by and between the **CITY OF PLANO** ("Plano"), a Texas home-rule municipal corporation, and the **CITY OF THE COLONY** ("The Colony") together with Plano referred to as the "Parties" and individually as "Party", a Texas home rule municipal corporation, as follows:

**RECITALS**

**WHEREAS**, this agreement is made under the authority of the Interlocal Cooperation Act, Texas Government Code, Chapter 791, as amended (the "Act"); and

**WHEREAS**, Plano and The Colony are both local governments, as defined by Section 791.003(a) of the Act, engaged in the provision of governmental functions and services to their citizens; and

**WHEREAS**, the Plano Public Library System and The Colony Public Library System desire to cooperate in a program involving the reciprocal lending of library materials for mutual advantage in the best interest of their patrons; and

**WHEREAS**, Plano and The Colony have current revenues available to satisfy the fees and expenses incurred pursuant to this Agreement; and

**NOW THEREFORE**, the Parties in consideration of the recitals set forth above and terms and conditions below, agree as follows:

**I.  
TERM**

The term of this Agreement is for a period of one (1) year beginning April 1, 2026, and ending April 1, 2027. After the initial term, this Agreement shall automatically renew for successive five (5) one-year terms unless otherwise terminated by either party as provided in **Section IV. TERMINATION** herein.

**II.  
OBLIGATIONS OF THE PARTIES**

1. The terms of this Agreement are as follows:
  - a. The term **RECIPROCAL LENDING** as used herein means and refers to the privileges which both parties mutually agree to extend to individuals who are residents or taxpayers ("taxpayer") of the other party's municipality. Said **RECIPROCAL LENDING** privileges result in the issuance of a library card by either party to an individual taxpayer of the other party's municipality upon application by such person. The cards thus issued shall be subject to the general rules and regulations of the issuing party with respect to its borrowers, it being the intention of the parties that qualified patrons of each district during the term of the Agreement may have the same borrowing privileges afforded to the other municipality's taxpayers, wherever practical.

- b. The term **TRANSACTION** as used herein means and refers to each and every separate library item which is loaned by one party to a patron of the other party's municipality at such patron's personal request in accordance with the **RECIPROCAL LENDING** privileges as defined in paragraph 1(a) of this Agreement.
- 2. The Plano Public Library and The Colony Public Library shall mutually accord to individual taxpayers of each party **RECIPROCAL LENDING** privileges as defined in paragraph 1(a) with the following exceptions:
  - a. The Colony residents would not be entitled to Interlibrary Loan (ILL) services by Plano and Plano residents outside of Denton Co would not be provided ILL service from The Colony.
  - b. Reciprocal cards will not entitle a Plano cardholder outside of Denton County to check out Library of Things equipment, including mobile hotspots, or to apply for a TexShare card.
- 3. In order to provide **RECIPROCAL LENDING** privileges, each party shall cause a library card to be issued to an individual taxpayer of the other party's municipality upon application by such person, providing such person agrees to abide by and adhere to the rules and regulations of the issuing party.

**III.  
FEES AND PAYMENTS DUE**

Each library system will bear its own cost of performing under this Agreement. All payments for expenses incurred as a result of the performance of this Agreement shall be made only from current revenues legally available to each respective party. Any renewal will be subject to the revenues available for that Agreement term.

**IV.  
TERMINATION**

Either party to this Agreement may, without stating any cause or justification, terminate this Agreement by giving written notice to the other party sixty (60) days in advance of the termination date selected. In such case, a final report and reconciliation called for by this Agreement shall be rendered notwithstanding any termination under this paragraph.

Upon termination pursuant to Section IV. TERMINATION or by reason of the expiration of the Agreement without renewal, the cards to nonresident patrons issues pursuant to this Agreement shall expire.

**V.  
RELEASE AND HOLD HARMLESS**

Each party agrees to waive all claims against, to release, and to hold harmless the other party and its respective officials, officers, agents, employees, in both their public and private capacities, from any and all liability, claims, suits, demands, losses, damages, attorneys fees, including all expenses of litigation or settlement, or causes of action which may arise by reason or injury to death of any person or for loss of, damage to, or loss of use of property arising out of or in connection with this Agreement. In the event that a claim is filed, each party shall be responsible for its proportionate share of liability.

**VI.  
IMMUNITY**

In the execution of this Agreement, none of the parties waive, nor shall be deemed hereby to have waived any immunity or any legal or equitable defense otherwise available against claims arising in the exercise of governmental powers and functions. By entering this Agreement, the parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement does not create any rights in parties who are not signatories to this Agreement.

**VII.  
ENTIRE AGREEMENT**

This Agreement represents the entire an integrated agreement between the City of Plano and the City of The Colony and supersedes all prior negotiations, representations, or agreements, wither written or oral. This Agreement may be amended only by written instruments signed by the City of Plano and the City of The Colony.

**VIII.  
NOTICES**

Any notice provided under this Agreement shall be delivered by mail or personal service to the parties named below:

**City of The Colony, Texas Representative:**

**City of Plano, Texas Representative:**

Name: Megan Charters  
Title: LIBRARY DIRECTOR  
Company: City of The Colony, Texas  
Address: 6800 Main Street  
City/State/Zip: The Colony, TX 75056  
Phone: 972-624-4401 / Email:  
[mcharters@thecolonytx.gov](mailto:mcharters@thecolonytx.gov)

Name: Libby Holtman  
Title: DIRECTOR OF LIBRARY SERVICES  
Company: City of Plano, Texas  
Address: 2501 Coit Road  
City/State/Zip: Plano, TX 75075  
Phone: 972-769-4209 / Email: [libbyh@plano.gov](mailto:libbyh@plano.gov)

**IIX.  
AUTHORITY TO SIGN**

The undersigned officer and/or agents of the parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the parties hereto. The Colony has executed this Agreement pursuant to the authority granted by its governing body. Plano has executed this Agreement pursuant to duly authorized action of the Plano City Council.

**IX.  
SEVERABILITY**

The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held to be contrary to the law or contrary to any rule or regulation having the force and effect of the law, such decisions shall not affect the remaining portions of the Agreement. However, upon the occurrence of such an event, either party may terminate this Agreement by giving the other party thirty (30) days written notice.

**X.  
VENUE**

This Agreement and any of its terms or provisions, as well as the rights and duties of the parties hereto, shall be governed by the laws of the State of Texas. The parties agree that this Agreement shall be enforceable in Collin County, Texas, and, if legal action is necessary, exclusive venue shall lie in Collin County, Texas.

**XI.  
INTERPRETATION OF AGREEMENT**

Although this Agreement is drafted by Plano, this is a negotiated document. Should any part of this Agreement be in dispute, the parties agree that the Agreement shall not be construed more favorably for either party.

**XII. REMEDIES**

No right or remedy granted herein or reserved to the parties is exclusive of any right or remedy granted by law or equity; but each shall be cumulative of every right or remedy given hereunder. No covenant or condition of this Agreement may be waived without the express written consent of the parties. It is further agreed that one (1) or more instances of forbearance by either party in the exercise of its respected rights under this Agreement shall in no way constitute a waiver thereof.

**XIII. SUCCESSORS AND ASSIGNS**

The parties each bind themselves, their respective successors, executors, administrators and assigns to the other party to this Agreement. Neither party will assign, sublet, subcontract or transfer any interest in this Agreement without the prior written consent of the other party. No assignment, delegation of duties or subcontract under this Agreement will be effective without the written consent of both parties.

**XIV.  
EFFECTIVE DATE**

This Agreement shall be effective from and after the date of execution by the last signatory hereto as evidenced below.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

IN WITNESS WHEREOF, the parties have executed this Agreement by signing below.

CITY OF THE COLONY, TEXAS

Date: 3-4-2026

By:   
Richard Boyer  
MAYOR



CITY OF PLANO, TEXAS

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Mark D. Israelson  
CITY MANAGER

APPROVED AS TO FORM:

  
for Paige Mims, CITY ATTORNEY



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 4/27/2026  
**DEPARTMENT:** Library  
**DIRECTOR:** Libby Holtmann, Director of Libraries  
**AGENDA ITEM:** Approval of Interlocal Agreements for Educational Programs  
**RECOMMENDED ACTION:** Approval of Contract / Agreement

---

### **ITEM SUMMARY**

To approve two (2) Interlocal Agreements by and between the City of Plano and Texas A&M Engineering Experiment Station and the City of Plano and Texas A&M Agrilife Extension Service for educational programs for the Libraries Department; and authorizing the City Manager to execute all necessary documents. (City of Plano Contract No. 2026-0367-1) **Approved**

### **BACKGROUND**

Under these agreements, Texas A&M AgriLife Extension Service staff and Texas A&M Engineering Experiment Station (TEES) staff have opportunity to provide programs related to STEAM topics, career exploration, and job skills training/workforce development for library patrons. Approval of this agreement will allow the Plano Public Library to continue to collaborate with Texas A&M AgriLife Extension Service and TEES in serving the community, adding expertise to various educational programs. These programs provide Plano’s diverse community with learning opportunities to support enhanced quality of life, and economic and workforce productivity.

Failure to approve this item will limit involvement of Texas A&M personnel and will leave a gap in our STEAM expertise.

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

This item has no financial impact.

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
TEXAS A&M AGRILIFE EXTENSION SERVICE FOR EDUCATIONAL PROGRAMS	4/10/2026	Agreement
TEXAS A&M ENGINEERING EXPERIMENT STATION FOR EDUCATIONAL PROGRAMS	4/10/2026	Agreement

**INTERLOCAL AGREEMENT BETWEEN  
PLANO PUBLIC LIBRARY /THE CITY OF PLANO, TEXAS,  
AND  
TEXAS A&M AGRILIFE EXTENSION SERVICE  
FOR EDUCATIONAL PROGRAMS**

This Interlocal Agreement (the “Agreement”) is made between PLANO PUBLIC LIBRARY, a service of the CITY OF PLANO, TEXAS, a home-rule municipal corporation (hereinafter referred to as “Plano”), and TEXAS A&M AGRILIFE EXTENSION SERVICE (hereinafter referred to as “AgriLife”), a member of The Texas A&M University System (“TAMU”), and an agency of the state of Texas, with an office located at 825 N. McDonald Street, Suite 150, McKinney, Texas. Plano and AgriLife may also be referred to herein individually as “party” and collectively as the “parties”.

WITNESSETH:

**WHEREAS**, Plano is a political subdivision and AgriLife is a state agency within the meaning of the Interlocal Cooperation Act, Texas Government Code, Chapter 791, as amended (the “Act”), and

**WHEREAS**, the Act provides authority for entities such as AgriLife and Plano to enter into Interlocal agreements with each other to perform governmental functions and services as set forth in the Act, and

**WHEREAS**, the parties desire to enter into an agreement under which AgriLife staff and/or volunteers collaborate with the library staff to provide educational programming at/with Plano Public Library, serving children, parents, families or teen/adult learners, in formats including online and in person at the Plano libraries or in the community (“Outreach Program”); and

**WHEREAS**, AgriLife provides area youth and the broader community with educational programs to enhance residents’ quality of life; and

**WHEREAS**, Plano Public Library serves the community with educational, practical and creative programming, with an emphasis on Early Learning, Financial Literacy, Business & Entrepreneurship, Workforce Development, Science, Technology, Engineering, Arts and Math (STEAM), and Arts & Culture.

**NOW, THEREFORE**, Plano and AgriLife for and in consideration of the recitals set forth above and terms and conditions below, agree as follows:

**I. TERM**

The term of this Agreement is for a period from January 9, 2026 through December 31, 2027, eligible to be renewed for an additional two-year term unless terminated earlier by either party in accordance with the terms of this Agreement.

**II. OBLIGATIONS OF THE PARTIES**

**A. AGRILIFE ROLES AND RESPONSIBILITIES**

- Educational Programs: AgriLife staff or volunteers may offer an Outreach Program on educational topics for the public or for library staff related to STEAM topics (scientific/nature), nutritional topics (food preservation and growing), career exploration, life skills, leadership principles and more, as the parties see fit to align with each party's mission and available resources;
- Details of collaborative efforts between AgriLife staff and/or volunteers and Library staff for the Outreach Program will be determined by mutual agreement of the parties;
- AgriLife will communicate with Plano Library leadership as far in advance as possible in the rare case of extenuating circumstances necessitating the cancellation of a scheduled Outreach Program;
- Maintain library property checked out to AgriLife, if any, in good repair and return the items at agreed upon intervals; and
- Share information about library services and programs with staff and constituents as suitable, including how to register for a Plano library card.

#### **B. PLANO PUBLIC LIBRARY ROLES AND RESPONSIBILITIES**

- Plano employees will communicate with AgriLife and provide detailed information needed for scheduling of Outreach Program events and activities pursuant to this Agreement;
- At library property, Plano staff will remain in the room while AgriLife representatives are presenting an Outreach Program and ultimately be responsible for maintaining control of the room;
- Notify AgriLife as soon as possible when weather or other unforeseen circumstances necessitate the closure of the library, causing an Outreach Program cancellation;
- Attend AgriLife scheduled Outreach Program events within Plano when invited to share free library resources with families, youth or staff; and
- Maintain open communication with collaborators at AgriLife as needed for success of the Outreach Program.

#### **III. FEES**

This is a non-financial agreement between Plano and AgriLife. There will be no exchange of funds between the parties as a result of this Agreement. No fees are expected to be incurred by the parties pursuant to this Agreement outside of normal operating expenses. However, if fees are incurred, AgriLife and Plano herein recognize that any renewal of this Agreement will be subject to funds available for the agreed upon activities, provided by the party that incurs them.

Plano will contribute meeting space for public or staff programs, Plano library staff time and their travel at no cost. In the event that either party does not have budgeted funds to cover incurred expenses for activities outlined in this Agreement, the Agreement shall terminate with 30 days' notice by either party to the other.

#### **IV. TERMINATION**

Either party may terminate this agreement at any time without cause or penalty, in whole or in part by giving at least thirty (30) days written notice. All services being terminated shall cease upon the date provided in such notice.

#### **V. RELEASE AND HOLD HARMLESS**

To the extent authorized by the constitution and laws of the state of Texas, AgriLife agrees to be responsible for its own acts of negligence and Plano, to the extent allowed by law and without waiving any rights or protections provided therein, agrees to be responsible for its own acts of negligence which may arise in connection with any and all claims for damages, cost, and expenses to person or persons and property that may arise out of or be occasioned by this Agreement for any of its activities or from any act or omission of any employee or invitee of AgriLife or Plano.

In the event of joint and concurrent negligence, AgriLife and Plano agree that each party shall be responsible for its proportionate share of liability. This obligation shall be construed for the benefit of the parties hereto, and not for the benefit of any third parties, nor to deprive the parties thereto of any defenses each may have as against third parties under the laws and court decisions of the State of Texas.

#### **VI. NOTICES**

Unless notified otherwise in writing, all notices are required to be given to either party in writing and delivered in person or send via certified mail to the other party at the following respective addresses:

Plano Representative:  
CITY OF PLANO  
Libby Holtmann, Director  
Plano Public Library  
2501 Coit Road  
Plano, TX 75075

AgriLife Extension Service Representative:  
Texas A&M AgriLife Extension Service  
2147 TAMU  
College Station, TX 77843-2147  
Attn: AgriLife Contract Office

#### **VII. AUTHORITY TO SIGN**

The undersigned officer and/or agents of the parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the parties hereto. Plano has executed this Agreement pursuant to duly authorized action of the Plano City Council. AgriLife has executed this Agreement pursuant to the authority granted by its governing body. Upon such request, each of the parties shall provide written documentation evidencing the grant of approval by its respective governing body.

#### **VIII. SEVERABILITY**

The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held to be contrary to the law or contrary to any rule or regulation having the force and effect of the law, such decisions shall not affect the remaining portions

of the Agreement. However, upon the occurrence of such event, either party may terminate this Agreement by giving the other party thirty (30) days written notice.

#### **IX. VENUE**

This Agreement and any of its terms or provisions, as well as the rights and duties of the parties hereto, shall be governed by the laws of the State of Texas. The parties agree that if legal action is brought against Plano, exclusive venue shall lie in Collin County, Texas; if legal action is brought against AgriLife, exclusive venue shall lie in Brazos County, Texas.

#### **X. INTERPRETATION OF AGREEMENT**

Although this Agreement is drafted by Plano, this is a negotiated document. Should any part of this Agreement be in dispute, the parties agree that the Agreement shall not be constructed more favorably for either party.

#### **XI. REMEDIES**

No right or remedy granted herein or reserved to the parties is exclusive of any right or remedy granted by law or equity; but each shall be cumulative of every right or remedy given hereunder. No covenant or condition of this Agreement may be waived without the express written consent of the parties. It is further agreed that one (1) or more instances of forbearance by either party in the exercise of its respective rights under this Agreement shall in no way constitute a waiver thereof.

#### **XII. SUCCESSORS AND ASSIGNS**

The parties each bind themselves, their respective successors, executors, administrators, and assigns to the other party to this contract. Neither party will assign, sublet, subcontract or transfer any interest in this Agreement without the prior written consent of the other party. No assignment, delegation of duties or subcontract under this Agreement will be effective without the written consent of both parties.

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

IN WITNESS WHEREOF, the parties have executed this Agreement and caused this Agreement to be effective on the latest date indicated below:

**TEXAS A&M AGRILIFE EXTENSION SERVICE**

DATE January 15, 2026 | 6:20 AM PST

DocuSigned by:  
*Donna Alexander*  
72FC25C2A549419...

BY: \_\_\_\_\_  
Donna Alexander  
ASSISTANT DIRECTOR, AGENCY & CFO  
TEXAS A&M AGRILIFE EXTENSION SERVICE



M2601221

**PLANO PUBLIC LIBRARY**

DATE \_\_\_\_\_

BY: \_\_\_\_\_  
Mark D. Israelson  
CITY MANAGER

APPROVED AS TO FORM:

for Paige Mims, CITY ATTORNEY

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF PLANO, TEXAS AND TEXAS A&M ENGINEERING EXPERIMENT STATION FOR EDUCATIONAL PROGRAMS**

This Interlocal Agreement (the “Agreement”) is made between the CITY OF PLANO, TEXAS, a home-rule municipal corporation (hereinafter referred to as “Plano”), and TEXAS A&M ENGINEERING EXPERIMENT STATION, a member of the Texas A&M University System and an agency of the State of Texas (hereinafter referred to as “TEES”), referred to individually as “Party” and collectively as the “Parties”.

**WITNESSETH:**

**WHEREAS**, Plano is a political subdivision and TEES is an agency of the State of Texas within the meaning of the Interlocal Cooperation Act, Texas Government Code, Chapter 791, as amended (the “Act”), and

**WHEREAS**, the Act provides authority for entities such as TEES and Plano to enter into Interlocal agreements with each other to perform governmental functions and services as set forth in the Act, and

**WHEREAS**, TEES is a research agency that solves problems through applied engineering research and development and collaboration with industry, government and academia; and

**WHEREAS**, Plano’s public library (“Plano Public Library”) has a history of providing educational, practical, and creative programming, with an emphasis on early learning, financial literacy, business & entrepreneurship, workforce development, science, technology, engineering, arts and math (“STEAM”), and arts & culture to its patrons; and

**WHEREAS**, TEES may provide educational programming (online or in person) to Plano Public Library’s patrons (“Outreach Program”).

**NOW, THEREFORE**, Plano and TEES for and in consideration of the recitals set forth above and terms and conditions below, agree as follows:

**I. TERM**

The term of this Agreement will commence upon January 1, 2026, and will continue until December 31, 2027 (“Initial Term”) unless terminated earlier in accordance with the terms of this Agreement. This Agreement is eligible to be renewed by the Parties for additional two-year terms (each a “Renewal Term”), subject to written notice.

**II. PURPOSE**

The purpose of this Agreement is for TEES to provide Outreach Program at or in partnership with Plano and the Plano Public Library from time to time and upon the mutual agreement of the Parties. Before implementing any Outreach Program, the Parties will meet to discuss and finalize the scheduling and content of such Outreach Program.

### III. OBLIGATIONS OF THE PARTIES

#### A. TEES' ROLES AND RESPONSIBILITIES

- Under this Agreement, TEES may provide the following types of Outreach Programs:

Educational Programs: Topics may include but not be limited to coding, engineering concepts, career skills development, career exploration, or other STEAM topics.

Collaborative Efforts: Linking TEES faculty and staff with Plano Library staff and/or patrons for educational/informational initiatives;

- TEES will communicate with Plano in advance of any extenuating circumstances necessitating the cancellation of a scheduled Outreach Program;
- TEES may utilize library equipment or materials for delivery of a library program, if needed, and will return equipment or materials in the condition in which it was provided at the end of the program; and
- TEES will provide their time and travel for any necessary planning meetings at no cost to Plano.

#### B. PLANO'S ROLES AND RESPONSIBILITIES

- Plano will provide meeting space for Outreach Programs at no cost to TEES;
- Plano will provide their time and travel for any necessary planning meetings at no cost to TEES;
- Plano will communicate plans and provide TEES detailed information and expectations for Outreach Programs;
- When Outreach Programs are held at the Plano Public Library, Plano staff will remain in the room while TEES representatives are presenting and ultimately be responsible for maintaining control of the room;
- Plano will notify TEES as soon as possible when weather or other unforeseen circumstances necessitate the closure of the library, causing a program cancellation;
- Plano agrees to maintain open communication with collaborators at TEES.

### IV. FEES

This is a non-financial agreement between Plano and TEES. No fees are expected to be incurred by the Parties pursuant to this Agreement outside of normal operating expenses.

### V. TERMINATION

Either Party may terminate this Agreement at any time without cause or penalty, in whole or in part by giving at least thirty (30) days written notice. The Outreach Program shall cease upon the date such notice is received unless otherwise indicated in writing by Plano or TEES.

## **VI. RELEASE AND HOLD HARMLESS**

To the extent authorized by the constitution and laws of the State of Texas, TEES, without waiving any rights or protections provided therein, agrees to be responsible for its own acts of negligence and Plano, to the extent allowed by law and without waiving any rights or protections provided therein, agrees to be responsible for its own acts of negligence which may arise in connection with any and all claims for damages, cost, and expenses to person or persons and property that may arise out of or be occasioned by this Agreement for any of its activities or from any act or omission of any employee or invitee of TEES or Plano.

In the event of joint and concurrent negligence, TEES and Plano agree that responsibility shall be apportioned comparatively. This obligation shall be construed for the benefit of the parties hereto, and not for the benefit of any third parties, nor to create liability for the benefit of any third parties, nor to deprive the parties hereto of any defenses each may have as against third parties under the laws and court decisions of the State of Texas.

## **VII. NOTICES**

Unless notified otherwise in writing, all notices are required to be given to either Party in writing and delivered in person or send via certified mail to the other Party at the following respective addresses:

Plano:  
CITY OF PLANO  
Libby Holtmann, Director  
Plano Public Library  
2501 Coit Road  
Plano, TX 75075

TEES:  
TEXAS A&M ENGINEERING EXPERIMENT STATION  
Marcie Avery, Director  
TEES Contracts  
1111 Rellis Parkway  
Bryan, TX 77807

## **VIII. AUTHORITY TO SIGN**

The undersigned officer and/or agents of the Parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the Parties hereto. Plano has executed this Agreement pursuant to duly authorized action of the Plano City Council. TEES has executed this Agreement pursuant to the authority granted by its governing body. Upon such request, each of the Parties shall provide written documentation evidencing the grant of approval by its respective governing body.

## **IX. SEVERABILITY**

The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held to be contrary to the law or contrary to any rule or regulation having the force and effect of the law, such decisions shall not affect the remaining portions of the Agreement. However, upon the occurrence of such event, either Party may terminate this Agreement by giving the other Party thirty (30) days written notice.

## **X. VENUE**

This Agreement and any of its terms or provisions, as well as the rights and duties of the Parties hereto, shall be governed by the laws of the State of Texas. Venue for any claim arising under this Agreement shall be as provided by Texas State law.

## **XI. INTERPRETATION OF AGREEMENT**

Although this Agreement is drafted by Plano, this is a negotiated document. Should any part of this Agreement be in dispute, the Parties agree that the Agreement shall not be constructed more favorably for either Party.

## **XII. COMPLIANCE WITH LAWS AND INSTITUTIONAL POLICIES**

Program providers from TEES shall comply with all applicable policies, procedures, and requirements of the Texas A&M University System and TEES relating to the protection of minors, including but not limited to policies addressing standards of behavior, safeguarding, training, supervision, criminal background screening, and mandatory reporting, as applicable. City of Plano employees will comply with Texas State laws as well as its own policies and procedures as they apply to minors.

## **XIII. REMEDIES**

No right or remedy granted herein or reserved to the parties is exclusive of any right or remedy granted by law or equity; but each shall be cumulative of every right or remedy given hereunder. No covenant or condition of this Agreement may be waived without the express written consent of the parties. It is further agreed that one (1) or more instances of forbearance by either party in the exercise of its respective rights under this Agreement shall in no way constitute a waiver thereof.

## **XIV. SUCCESSORS AND ASSIGNS**

The Parties each bind themselves, their respective successors, executors, administrators, and assigns to the other Party to this contract. Neither Party will assign, sublet, subcontract or transfer any interest in this Agreement without the prior written consent of the other Party. No assignment, delegation of duties or subcontract under this Agreement will be effective without the written consent of both Parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement and caused this Agreement to be effective on the Effective Date:

**TEXAS A&M ENGINEERING EXPERIMENT STATION**

DATE 02/09/2026

BY: 

\_\_\_\_\_  
Name: Jane Zhou  
Title: Chief Financial Officer

APPROVED AS TO FORM:


\_\_\_\_\_  
\_\_\_\_\_

**CITY OF PLANO, TEXAS**

DATE \_\_\_\_\_

BY: \_\_\_\_\_  
Mark D. Israelson  
City Manager

APPROVED AS TO FORM:

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



## CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 4/27/2026  
**DEPARTMENT:** Budget  
**DIRECTOR:** Karen Rhodes-Whitley, Director of Budget and Research  
**AGENDA ITEM:** ILA between the City of Plano and Collin County, Texas, for Ad Valorem Tax Collection Services in the estimated annual amount of \$93,878  
**RECOMMENDED ACTION:** Approval of Contract / Agreement

### ITEM SUMMARY

To approve an Interlocal Agreement by and between the City of Plano and Collin County, Texas, in the estimated annual amount of \$93,878 for Ad Valorem Tax Collection Services; and authorizing the City Manager to execute all necessary documents. (City of Plano Contract No. 2026-0352-1) **Approved**

### BACKGROUND

The City of Plano has been engaged with the Collin County Tax Office under an Interlocal Cooperation Agreement since 2005 to collect our Ad Valorem Taxes under Tax Collector Ken Maun. This item will establish a new agreement with Scott Grigg, the newly elected Tax Collector. The agreement also increases the price of tax collection services from \$0.75 cents per parcel to \$1.00 per parcel or approximately \$93,878 a year. The increase is due to the price not increasing in many years while expenses have increased such as salary and benefits and postage.

Failure to approve the Interlocal Cooperation Agreement between the City of Plano and the Tax Collector will result in Ad Valorem Taxes not being collected. By moving forward with this agreement tax collections will proceed, benefiting the City of Plano.

### FINANCIAL SUMMARY/STRATEGIC GOALS

This item approves an Interlocal Agreement with Collin County to provide Ad Valorem Tax Collection Services to the City of Plano. The initial term of the agreement is through September 20, 2026, with one (1) additional automatic one (1) year renewal. The estimated cost in FY 2025-26 is \$93,878, or \$1.00 per parcel located in Collin County and \$1.10 per parcel located outside of Collin County. Funding for this item is available in the General Fund, and all future year expenditures will be made within approved budget appropriations.

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

### **ATTACHMENTS:**

Description	Upload Date	Type
Interlocal Agreement	4/14/2026	Agreement

**INTERLOCAL COOPERATION AGREEMENT FOR  
AD VALOREM TAX COLLECTION SERVICES**

This Interlocal Cooperation Agreement for Ad Valorem Tax Collection Services (hereinafter “Agreement”) is entered into by and between Collin County, Texas (hereinafter “County”) and City of Plano (hereinafter “Taxing Entity”).

WHEREAS, it is in the best interest of the citizens of Collin County, Texas for the various governmental entities located in the County to cooperate in the provision of governmental services where such cooperation will result in a more cost-effective, more efficient, and/or higher quality provision of such services; and

WHEREAS, Chapter 791 of the *Government Code* (the “Interlocal Cooperation Act”), and Chapter 6 of the *Tax Code*, authorize the County and governmental entities located in the County to enter into cooperative agreements for the County to collect the other governmental entities’ ad valorem taxes through the Collin County Tax Assessor-Collector; and

WHEREAS, the governing body of the Taxing Entity and the Collin County Commissioners Court, with the approval of the Collin County Tax Assessor-Collector (hereinafter “County Tax Assessor-Collector”), have approved this Agreement, and have found such to be in the best interest of their respective entities, and

WHEREAS, the Taxing Entity has legal authority to designate and authorize the County to act as the Assessor and Collector of the Taxing Entity’s ad valorem taxes; and

WHEREAS, the parties, in performing governmental functions, or making payments in consideration thereof, shall do so from current revenues legally available to the parties.

NOW, THEREFORE, in consideration of the recitals set forth above, which are incorporated by reference herein, and the mutual promises and conditions set forth below, the parties agree as follows:

Under the applicable provisions of Chapter 6 of the *Tax Code* and Chapter 791 of the *Government Code*, the County, through its duly elected County Tax Assessor-Collector, shall serve as the assessor and collector of the Taxing Entity’s ad valorem taxes for each year of this Agreement, as provided herein. Taxing Entity does hereby expressly authorize the County, through the County Tax Assessor-Collector, to do and perform all acts necessary and proper to assess and collect the Taxing Entity’s ad valorem taxes, including the collection of delinquent taxes.

**SECTION 1 DEFINITIONS**

1.01 *Tax Collection Services.* The term "Tax Collection Services" shall include preparation and mailing of tax bills for property taxes levied by the Taxing Entity, correction of clerical errors in tax rolls, collection of property tax liabilities, maintenance of a list of delinquent taxes, and issuance of refunds. Tax Collection Services do not include appraisal of property.

1.02 *Current Taxes.* The term "Current Taxes" shall mean those property taxes legally due and payable to the Taxing Entity without penalty and interest.

1.03 *Delinquent Taxes.* The term "Delinquent Taxes" shall mean the property taxes that have not been paid to the Taxing Entity on or before January 31 of any given year and on which penalty and interest are then due.

## SECTION 2 TERM

2.01 *Term.* The term of this agreement shall commence on the date of the last to sign this Agreement and shall continue in full force and effect until September 30, 2026. Thereafter, this agreement shall automatically renew annually for an additional one (1) year term without the necessity of any action by the parties. Either party may elect not to renew this Agreement by giving written notice at least ninety (90) days prior to the end of the original term or any renewal term.

2.02 *Effect of Renewal.* The County reserves the right to increase the cost/fee for its Tax Collection Services payable by the Taxing Entity in any renewal year depending on the determination of the Taxing Entity's share of the costs of assessment and collection of ad valorem taxes Countywide in each year.

## SECTION 3 SERVICES

3.01 *Services to be Performed.* The County agrees to provide Tax Collection Services.

3.02 *Services to the Taxing Entity.* Those services that are appropriate to comply with the requirements of the Texas Tax Code and the County Tax Assessor-Collector's standard practices for the assessment and collection of the Taxing Entity's ad valorem taxes

3.03 *Tax Bills.* By Noon (Central Standard Time) of the third Wednesday of September of each year, the Taxing Entity shall provide the County with a copy of the Resolution/Ordinance for the tax rate adopted for that year. Failure to supply the adopted tax rate may result in additional per statement fees, equal to the costs of printing and mailing of all statements. The County agrees to prepare consolidated tax bills for each taxpayer. The tax bill shall include taxes owed to all taxing units to which the taxpayer owes taxes, except those units which have not been contracted with

the County for Tax Collection Services. The County will mail such tax bills to the property located within the Taxing Entity by October 1 of each year or as soon as practicable.

#### SECTION 4 PAYMENT

4.01 *Rate of Payment.* The Taxing Entity shall pay the County for Tax Collection Services at a rate determined by the County Tax Assessor-Collector for each non-exempt parcel for parcels on the Taxing Entity's tax roll for each year during the term of this Agreement.

The rate is determined based on the Taxing Entity's share of the cost of assessment and collection of ad valorem taxes Countywide for any year.

The payment due for the first year of this Agreement is \$ 1.00 per parcel located in Collin County. Parcels outside of Collin County is \$ 1.10 per parcel. The payment due in future years of this Agreement shall be as determined by the County Tax Assessor-Collector.

4.02 *Method of Payment.* The County shall withhold from the taxes collected under this Agreement the amount of money necessary to pay for Tax Collection Services at the rate determined by the Tax Assessor-Collector for the applicable year from the December collections. The Taxing Entity shall not be entitled to receive any taxes collected for a tax year until the County has withheld the total amount of compensation due to it for that year.

4.03 *Proration of Payment.* If this Agreement is terminated during the original term or any annual term prior to the time that the County has withheld sufficient funds pursuant to Section 4.02 to aggregate the amount of payment due, the County's compensation for Tax Collection Services for the original term or a renewal term shall equal a pro rata portion of the amount of the payment due for that year based on the number of days in the original term or renewal term prior to termination.

#### SECTION 5 REMITTANCE OF COLLECTION

Subject to offset for the payment due from the Taxing Entity under this Agreement and taxpayer refunds, taxes collected shall be remitted to the Taxing Entity (7) days from the date they are received by the County Tax Office. If for any reason there are insufficient available collections to offset against the payment due under this Agreement and/or taxpayer refunds, the Taxing Entity must pay the County the amount due for those items within 10 days of being notified by the County of the amount owed.

#### SECTION 6 ADMINISTRATIVE PROVISIONS

6.01 *Records.* The Taxing Entity, or its representatives designated in writing, upon reasonable notice is authorized to examine the records to be kept by the County in the performance of this

Agreement at mutually convenient times and intervals. Such books and records will be kept in the offices of the Collin County Tax Assessor Collector.

6.02 *Taxing Entity Records.* The Taxing Entity agrees to transfer to the possession and control of the County, without charge, copies of all records necessary for the performance of the duties and responsibilities of the County pursuant to this Agreement. These records shall include all tax records, including tax rolls or records available to the Taxing Entity, as required by the County Tax Assessor Collector.

6.03 *Surety Bond.* If the Taxing Entity requires the County to obtain a surety bond for the Tax Assessor Collector, the Taxing Entity agrees to pay the premium for such bond.

6.04 *Audits.* The County, upon reasonable notice, agrees to allow an audit of the tax records at a mutually convenient time. A copy of the audit results shall be furnished to the County. If the audit reveals that a credit is due to the Taxing Entity, the County will pay the cost of the audit. If the audit reveals that no credit is due to the Taxing Entity, the Taxing Entity will pay the cost of the audit.

6.05 *Deposits of Taxes.* The County agrees to deposit taxes collected under this Agreement into such depository as is designated by the Taxing Entity in writing.

#### SECTION 7 ROLLBACK AND CORRECTED BILLING SERVICES

In the event that the Taxing Entity's tax rate is rolled back or otherwise changed after the County begins collections for the Taxing Entity in any given year, the County will continue to act for the Taxing Entity in providing refunds to taxpayers or sending corrected billings only if the Taxing Entity assumes an additional cost equal to the actual cost of processing, printing, and mailing per nonexempt parcel per year for each parcel on the tax roll for which a refund or corrected billing is issued. These costs are in addition to the payment required for the Tax Collection Services provided under Section 4 of this Agreement. Such costs shall be withheld by the County from tax collections in the same manner as set out in Section 4. In the event that costs under this Section 7 cannot be satisfied from tax collections, the Taxing Entity agrees to pay for services provided under this section within 10 days of receipt of a bill from the County. The Taxing Entity agrees that any payments that it is required to make under this section shall be made out of the Taxing Entity's current revenues.

#### SECTION 8 REFUNDS

Refunds to property owners authorized by the Taxing Entity will be made on the same check for all taxing units contracting for Tax Collection Services. Circumstances on which refunds may be based include, but are not limited to, late exemption claims, clerical errors, and overpayments. The amounts refunded by the County for the Taxing Entity shall be paid by the County from tax

collections on hand for the Taxing Entity for the year for which the refunds are made after the County's compensation is withheld pursuant to Section 4 of this Agreement. If excess tax collections for the Taxing Entity in the County's possession are insufficient to pay for a refund, the County shall notify the Taxing Entity of the deficiency, and the deficiency amount shall be paid by the Taxing Entity to the County within ten (10) days of notification of the amount due. The County shall not be obligated to pay a refund unless it has sufficient excess Taxing Entity tax collections in its possession to pay the refund or the Taxing Entity has paid to the County sufficient funds to cover the deficiency. The Taxing Entity agrees that any payments that it is required to make under this section shall be made out of the Taxing Entity's current revenues.

## **SECTION 9 MISCELLANEOUS PROVISIONS**

9.01 *Liability.* To the extent allowed by law, any civil liability relating to the furnishing of services under this Agreement shall be the responsibility of the Taxing Entity. The parties agree that the County shall be acting as agent for the Taxing Entity in performing the services contemplated by this Agreement. The Taxing Entity shall hold the County free and harmless from an obligation, costs, claims, judgments, attorneys' fees, and other such liabilities arising from or growing out of the services rendered to the Taxing Entity pursuant to the terms of this Agreement or in any way connected with the rendering of said services, except when the same shall arise because of the willful misconduct or gross negligence of the County.

9.02 *Controlling Law.* This Agreement shall be deemed to be made under, governed by, and construed in accordance with, the laws of the State of Texas.

9.03 *Sovereign Immunity.* It is expressly understood and agreed that, in the execution of this Agreement, neither the County nor Taxing Entity waives or shall be deemed hereby to waive any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions.

9.04 *Amendments.* This Agreement shall not be amended or modified other than in a written agreement signed by the parties.

9.05 *Notices.*

(a) Except as otherwise provided in this Agreement all notices required or permitted herein shall be in writing and shall be deemed to be delivered when deposited in the United States mail, postage prepaid, registered or certified mail, return receipt requested, with proper postage prepaid or when delivered in person.

(b) All communications provided for in this Agreement shall be addressed as follows:

(ii) *if to the County, to:*

County Judge  
Collin County  
2300 Bloomdale Road  
McKinney, Texas 75071

With a correspondence copy to the County Tax Assessor Collector, 2300 Bloomdale Road, Suite 2366, P.O. Box 8006, McKinney, Texas 75070-8006.

(ii) *if to the Taxing Entity, to:*

City of Plano  
1520 K Ave  
Plano, TX 75074

or to such person at such other address as may from time to time be specified in a notice given as provided in this Section 9.05.

9.06 *Parties Bound.* This Agreement may not be assigned and shall be binding upon the parties, their heirs, executors, legal representatives, and successors.

9.07 *Copies.* This Agreement is executed in multiple copies, any one of which, or a true copy thereof, shall have the same evidentiary value.

9.08 *Integration.* It is understood and agreed that the entire agreement of the parties is contained herein and that this Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof as well as any previous agreements presently in effect between the parties relating to the subject matter hereof.

9.09 *Severability.* The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause or phrase of the Agreement is for any reason held to be contrary to law or contrary to any rule or regulation having the force and effect of law, such decision shall not affect the remaining portions of the Agreement. However, upon the occurrence of such event, either party may terminate this Agreement forthwith, upon the delivery of written notice of termination to the other party.

9.10 *Captions.* The headings to the various sections of this Agreement have been inserted for convenient reference only and shall not modify, define, limit or expand the express provision of this Agreement.

9.11 *Obligations of Condition.* All obligations of each party under this Agreement are conditions to further performance by the other party of its obligation under the Agreement.

9.12 *Exclusive Right to Enforce This Agreement.* The County and the Taxing Entity have the exclusive right to bring suit to enforce this Agreement, and no other party may bring suit, as a third-party beneficiary or otherwise, to enforce this Agreement.

COLLIN COUNTY, TEXAS

\_\_\_\_\_

By: Judge Chris Hill

Title: County Judge of Collin County

Date: \_\_\_\_\_

TAXING ENTITY

\_\_\_\_\_

By: Mark Israelson

Title: City Manager, City of Plano

Date: \_\_\_\_\_

COLLIN COUNTY TAX OFFICE

By: Scott Grigg

Title: Tax Assessor Collector of Collin County

Date: \_\_\_\_\_



# CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 4/27/2026  
**DEPARTMENT:** Police  
**DIRECTOR:** Ed Drain, Chief of Police  
**AGENDA ITEM:** FY27 SB224 Catalytic Converter Grant  
**RECOMMENDED ACTION:** Adoption of Resolutions

## ITEM SUMMARY

To authorize the filing of an application through the Motor Vehicle Crime Prevention Authority Grant Program to approve the submission of the FY27 SB224 Catalytic Converter Grant Application; 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. **Adopted Resolution No. 2026-4-13(R)**

## BACKGROUND

The Plano Police Department is seeking City Council approval to apply for the FY 2027 SB224 Catalytic Converter Grant Program through the Motor Vehicle Crime Prevention Authority, in accordance with Texas Transportation Code Chapter 1006 and Texas Administrative Code Title 43, Part 3, Chapter 57. This program provides funding to support law enforcement efforts aimed at reducing economic motor vehicle theft and burglary, including catalytic converter theft.

If awarded, grant funds will be used to acquire a ground-based radar system to enhance airspace awareness across the City of Plano in support of the department’s Drone as First Responder (DFR) program, which will significantly improve the department’s ability to monitor and respond to these and other types of crimes that occur within our jurisdiction.

The proposed resolution designates the Chief of Police as the City’s authorized representative for the grant, with authority to apply for, accept, reject, alter, or terminate the grant. The resolution also designates the Technical Services Lieutenant as Program Director and the City of Plano Finance Director, or designee, to oversee financial administration.

Therefore, we are requesting the City Council adopt resolution to apply for this grant.

## FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

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

## **ATTACHMENTS:**

Description	Upload Date	Type
Resolution	4/16/2026	Resolution

**A Resolution of the City of Plano, Texas, authorizing the filing of an application through the Motor Vehicle Crime Prevention Authority Grant Program to approve the submission of the FY27 SB224 Catalytic Converter Grant Application; 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.**

**WHEREAS**, the City Council of the City of Plano, Texas, finds it in the best interest of the citizens of Plano that the FY27 SB224 Catalytic Converter Grant application be submitted to the Motor Vehicle Crime Prevention Authority Grant Program; and

**WHEREAS**, under the provisions of the Texas Transportation Code Chapter 1006 and Texas Administrative Code Title 43; Part 3; Chapter 57, entities are eligible to receive grants from the Motor Vehicle Crime Prevention Authority to provide financial support to law enforcement taskforces and agencies for economic motor vehicle theft, including catalytic converter theft; and

**WHEREAS**, the City Council of the City of Plano agrees that if granted, in the event of loss or misuse of grant funds, the City of Plano assures that the funds will be returned to the Motor Vehicle Crime Prevention Authority in full; and

**WHEREAS**, the City Council designates the Chief of Police as the grantee's Authorized Official. The Authorized Official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

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

**Section I.** The City Council of the City of Plano, Texas, approves and supports the submission of the FY27 SB224 Motor Vehicle Crime Prevention Authority Grant Program application.

**Section II.** The City Council designates the Police Technical Services Lieutenant as the Program Director, or designee; and designates the City's Financial Director, or designee; and grants the financial officer is given the power to submit financial reports for this grant.

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

**PASSED AND APPROVED** on the 27<sup>th</sup> day of April, 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



# CITY COUNCIL AGENDA MEMO

**MEETING DATE:** 4/27/2026  
**DEPARTMENT:** Zoning  
**DIRECTOR:** Christina Day, Director of Planning  
**AGENDA ITEM:** Public Hearing and consideration of an Ordinance as requested in Zoning Case 2025-010  
**RECOMMENDED ACTION:** Items for Individual Consideration

### ITEM SUMMARY

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2025-010 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 14.1 acres of land located on the west side of Los Rios Boulevard, 1,115 feet north of Merriman Drive, in the City of Plano, Collin County, Texas, from Planned Development-173-Estate Development to Planned Development-44-Single-Family Residence-7; 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: Meadows Baptist Church **Conducted and adopted Ordinance No. 2026-4-14**

### 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	4/10/2026	Ordinance
Supporting Documents	4/10/2026	Informational

## Zoning Case 2025-010

**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 14.1 acres of land out of the Joab Butler Survey, Abstract No. 46, located on the west side of Los Rios Boulevard, 1,115 feet north of Merriman Drive, in the City of Plano, Collin County, Texas, from Planned Development-173-Estate Development to Planned Development-44-Single-Family Residence-7; 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 27th day of April 2026, for the purpose of considering rezoning 14.1 acres of land out of the Joab Butler Survey, Abstract No. 46, located on the west side of Los Rios Boulevard, 1,115 feet north of Merriman Drive, in the City of Plano, Collin County, Texas, from Planned Development-173-Estate Development to Planned Development-44-Single-Family Residence-7; 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 27th day of April 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 14.1 acres of land out of the Joab Butler Survey, Abstract No. 46, located on the west side of Los Rios Boulevard, 1,115 feet north of Merriman Drive, in the City of Plano, Collin County, Texas, from Planned Development-173-Estate Development to Planned Development-44-Single-Family Residence-7, 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 restrictions in Exhibit B attached hereto.

**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 27th day of April, 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 2025-010**

Being a 14.148 acre tract of land situated in the Joab Butler Survey, Abstract No. 46, City of Plano, Collin County, Texas, and being part of Block 1, Lot 1R, Meadows Baptist Church Addition, an addition to the City of Plano according to the map thereof recorded in Book 2021, Page 345, Official Map Records, Collin County, Texas. Said 14.148 acre tract, with bearing basis being grid north, Texas State Plane Coordinates, North Central Zone, NAD83 Datum (NAD83 2011, Epoch Date 2010), determined by GPS observations, calculated from Ellis Cors Arp (PID-DT8988), and Dallas Cors Arp (PID-DF8984), being more particularly described by metes and bounds as follows:

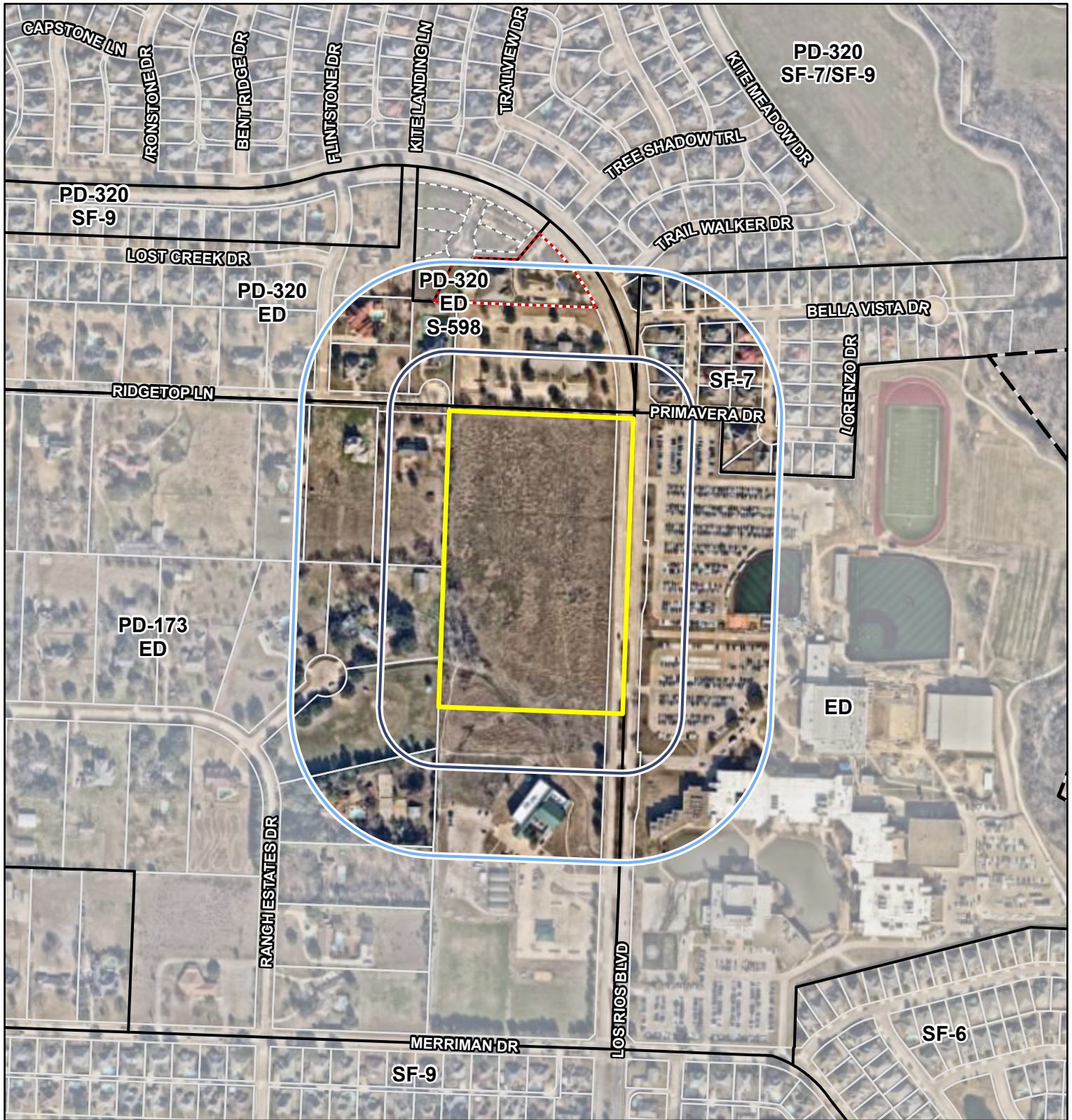
**BEGINNING** at a 5/8" iron rod with yellow plastic cap stamped "BSM" found for the northwest corner of said Block 1, Lot 1R, the common northeast corner of Jenison Addition an addition to the City of Plano according to the map thereof recorded in Volume B, Page 19, Official Map Records, Collin County, Texas, and the southwest corner of a 0.2601 acre tract of land conveyed to the City of Plano as recorded in Volume 3066, Page 916, Official Public Records, Collin County, Texas, and being on the south right-of-way line of Ridgetop Lane (a variable width right-of-way);

Thence, south 88 degrees 35 minutes 42 seconds east, along the north line of Block 1, Lot 1R, and the said common south line of said Ridgetop Lane, passing at a distance of 566.45 feet to a 5/8" iron rod with yellow plastic cap stamped "RPLS 5405" found for the northeast corner of said Block 1, Lot 1R, and continuing a total distance of 621.45 feet to the centerline of Los Rios Boulevard ( a 110 foot right-of-way);

Thence, south 01 degrees 05 minutes 24 seconds west, along the said centerline Los Rios Boulevard, a distance of 990.02 feet to a point for corner;

Thence, north 88 degrees 54 minutes 36 seconds west, over and across said Block 1, Lot 1R, passing at a distance of 55.00 feet west right of way line of said Los Rios Boulevard and the common east line of aforesaid Block 1, Lot 1R, and continuing in all a total distance of 621.44 feet to a point for corner on the west line of said Block 1, Lot 1R, and the east line of Ranch Estates Addition, an addition to the City of Plano according to the map thereof recorded in Volume 6, Page 57, Official Map Records, Collin County, Texas;

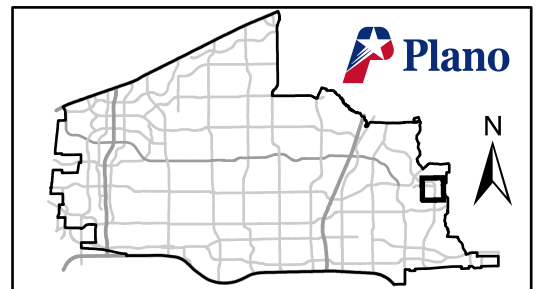
Thence, north 01 degrees 05 minutes 24 seconds east, along the common said west line of Block 1, Lot 1R, and the east line of said Ranch Estates Addition and aforesaid Jenison Addition respectively, a distance of 993.44 feet to the **POINT OF BEGINNING AND CONTAINING** a calculated area 14.148 acres or 616,297 square feet of land, more or less.



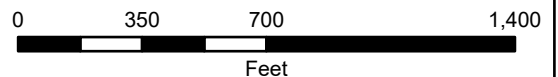
Project Number: ZC2025-010

Existing Zoning: Planned Development-173-Estate Development

Proposed Zoning: Planned Development-44-Single-Family Residence-7

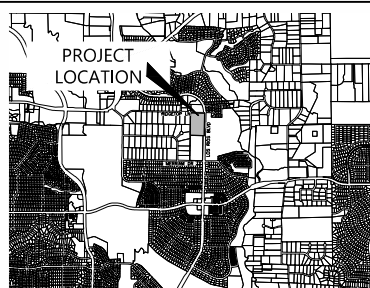


- Subject Property
- Zoning Boundary
- Specific Use Permit (SUP) Boundary
- 200' Notification Buffer
- 500' Notification Buffer
- Parcels
- Approved Parcels
- Zoning/SUP Boundary
- Municipal Boundaries

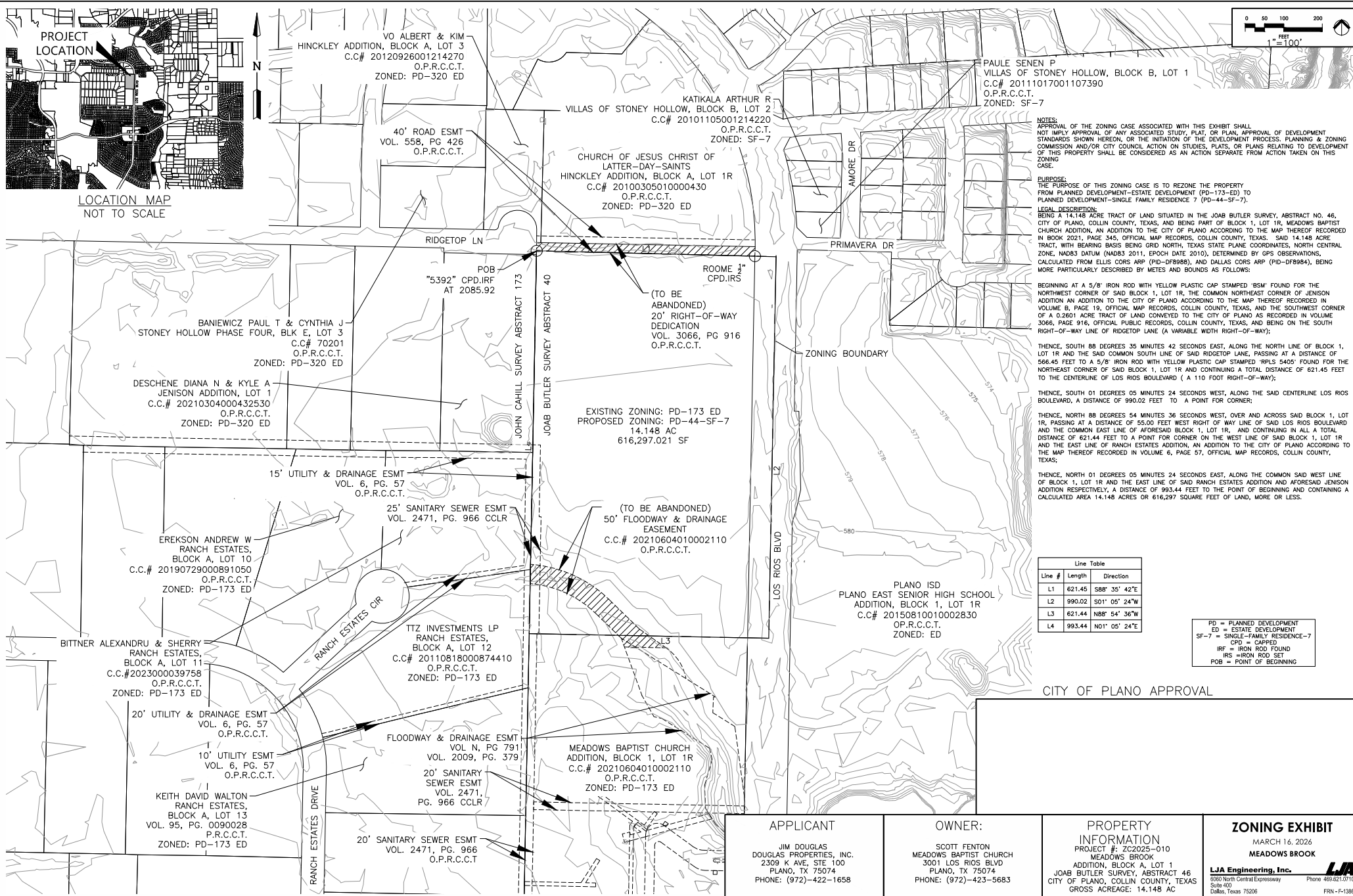
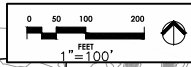


**Proposed Stipulations:**

1. Maximum Number of Residential Lots: 50
2. Minimum Front Yard Setback: 20 feet
3. Minimum Side Yard Setback: 5 feet, except 15 feet adjacent to a street
4. Minimum Setback from Los Rios Boulevard right-of-way: 15 feet
5. Maximum Lot Coverage: 50%
6. Residential lots located at the east and west ends of a block must meet the following requirements:
  - a. Minimum Lot Area: 9,000 square feet
  - b. A 3-car garage within the primary residential structure
7. A minimum 20-foot-wide landscape edge must be provided along the western property line of the district and be maintained by the homeowners' association. The landscape edge must include:
  - a. An 8-foot ornamental metal fence at least 50% open in construction
  - b. Minimum 3-inch caliper shade trees from the City's approved plant list spaced approximately every 30 feet. Existing trees may count towards this requirement.



LOCATION MAP  
NOT TO SCALE



**NOTES:**  
 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.

**PURPOSE:**  
 THE PURPOSE OF THIS ZONING CASE IS TO REZONE THE PROPERTY FROM PLANNED DEVELOPMENT-ESTATE DEVELOPMENT (PD-173-ED) TO PLANNED DEVELOPMENT-SINGLE FAMILY RESIDENCE 7 (PD-44-SF-7).

**LEGAL DESCRIPTION:**  
 BEING A 14.148 ACRE TRACT OF LAND SITUATED IN THE JOAB BUTLER SURVEY, ABSTRACT NO. 46, CITY OF PLANO, COLLIN COUNTY, TEXAS, AND BEING PART OF BLOCK 1, LOT 1R, MEADOWS BAPTIST CHURCH ADDITION, AN ADDITION TO THE CITY OF PLANO ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2021, PAGE 345, OFFICIAL MAP RECORDS, COLLIN COUNTY, TEXAS. SAID 14.148 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 DATUM (NAD83 2011), EPOCH DATE 2010, DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM ELLIS CORRS ARP (PID-DF898B), AND DALLAS CORRS ARP (PID-DF898A), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'BSM' FOUND FOR THE NORTHWEST CORNER OF SAID BLOCK 1, LOT 1R, THE COMMON NORTHEAST CORNER OF JENISON ADDITION AN ADDITION TO THE CITY OF PLANO ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME B, PAGE 19, OFFICIAL MAP RECORDS, COLLIN COUNTY, TEXAS, AND THE SOUTHWEST CORNER OF A 0.2601 ACRE TRACT OF LAND CONVEYED TO THE CITY OF PLANO AS RECORDED IN VOLUME 3066, PAGE 816, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF RIDGETOP LANE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 88 DEGREES 35 MINUTES 42 SECONDS EAST, ALONG THE NORTH LINE OF BLOCK 1, LOT 1R AND THE SAID COMMON SOUTH LINE OF SAID RIDGETOP LANE, PASSING AT A DISTANCE OF 566.45 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED 'RPLS 5405' FOUND FOR THE NORTHEAST CORNER OF SAID BLOCK 1, LOT 1R AND CONTINUING A TOTAL DISTANCE OF 621.45 FEET TO THE CENTERLINE OF LOS RIOS BOULEVARD (A 110 FOOT RIGHT-OF-WAY);

THENCE, SOUTH 01 DEGREES 05 MINUTES 24 SECONDS WEST, ALONG THE SAID CENTERLINE LOS RIOS BOULEVARD, A DISTANCE OF 990.02 FEET TO A POINT FOR CORNER;

THENCE, NORTH 88 DEGREES 54 MINUTES 36 SECONDS WEST, OVER AND ACROSS SAID BLOCK 1, LOT 1R, PASSING AT A DISTANCE OF 55.00 FEET WEST RIGHT OF WAY LINE OF SAID LOS RIOS BOULEVARD AND THE COMMON EAST LINE OF AFORESAID BLOCK 1, LOT 1R, AND CONTINUING IN ALL A TOTAL DISTANCE OF 621.44 FEET TO A POINT FOR CORNER ON THE WEST LINE OF SAID BLOCK 1, LOT 1R AND THE EAST LINE OF RANCH ESTATES ADDITION, AN ADDITION TO THE CITY OF PLANO ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 6, PAGE 57, OFFICIAL MAP RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 01 DEGREES 05 MINUTES 24 SECONDS EAST, ALONG THE COMMON SAID WEST LINE OF BLOCK 1, LOT 1R AND THE EAST LINE OF SAID RANCH ESTATES ADDITION AND AFORESAID JENISON ADDITION RESPECTIVELY, A DISTANCE OF 993.44 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA 14.148 ACRES OR 616,297 SQUARE FEET OF LAND, MORE OR LESS.

Line #	Length	Direction
L1	621.45	S88° 35' 42"E
L2	990.02	S01° 05' 24"W
L3	621.44	N88° 54' 36"W
L4	993.44	N01° 05' 24"E

PD = PLANNED DEVELOPMENT  
 ED = ESTATE DEVELOPMENT  
 SF-7 = SINGLE-FAMILY RESIDENCE-7  
 CPD = CAPPED  
 IRF = IRON ROD FOUND  
 IRS = IRON ROD SET  
 POB = POINT OF BEGINNING

CITY OF PLANO APPROVAL

<b>APPLICANT</b> JIM DOUGLAS DOUGLAS PROPERTIES, INC. 2309 K AVE, STE 100 PLANO, TX 75074 PHONE: (972)-422-1658	<b>OWNER:</b> SCOTT FENTON MEADOWS BAPTIST CHURCH 3001 LOS RIOS BLVD PLANO, TX 75074 PHONE: (972)-423-5683	<b>PROPERTY INFORMATION</b> PROJECT #: ZC2025-010 MEADOWS BROOK ADDITION, BLOCK A, LOT 1 JOAB BUTLER SURVEY, ABSTRACT 46 CITY OF PLANO, COLLIN COUNTY, TEXAS GROSS ACREAGE: 14.148 AC	<b>ZONING EXHIBIT</b> MARCH 16, 2026 MEADOWS BROOK LJA Engineering, Inc. 6550 North Central Expressway Suite 400 Dallas, Texas 75206 Phone 469.621.0710 FRN - F-1388
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**DATE:** April 7, 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 April 6, 2026

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**AGENDA ITEM NO. 1A - ZONING CASE 2025-010**  
**PETITIONER: MEADOWS BAPTIST CHURCH**

Request to rezone 14.1 acres of land out of the Joab Butler Survey, Abstract No. 46, located on the west side of Los Rios Boulevard, 1,115 feet north of Merriman Drive, in the City of Plano, Collin County, Texas, **from** Planned Development-173-Estate Development **to** Planned Development-44-Single-Family Residence-7. Tabled November 17, 2025, February 2, 2026, and March 2, 2026. Project #ZC2025-010.

**APPROVED:** 8-0

Speaker Card(s) Received:	Support:	<u>6</u>	Oppose:	<u>2</u>	Neutral:	<u>0</u>
Letters Received Within 200' Notice Area:	Support:	<u>1</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>
Letters Received Within the Subject Property	Support:	<u>1</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>64</u>	Oppose:	<u>0</u>	Neutral:	<u>0</u>

**RESULTS:**

The Commission recommended the item for approval subject to the attached stipulations.

To view the hearing, please click on the provided link:  
<https://planotx.new.swagit.com/videos/381225?ts=93>

Google Link:  
<https://maps.app.goo.gl/5sbdvqZxbdV4Yxfq7>

DW/lb

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

**Proposed Stipulations:**

1. Maximum Number of Residential Lots: 50
2. Minimum Front Yard Setback: 20 feet
3. Minimum Side Yard Setback: 5 feet, except 15 feet adjacent to a street
4. Minimum Setback from Los Rios Boulevard right-of-way: 15 feet
5. Maximum Lot Coverage: 50%
6. Residential lots located at the east and west ends of a block must meet the following requirements:
  - a. Minimum Lot Area: 9,000 square feet
  - b. A 3-car garage within the primary residential structure.
7. A minimum 20-foot-wide landscape edge must be provided along the western property line of the district and be maintained by the homeowners' association. The landscape edge must include:
  - a. An 8-foot ornamental metal fence at least 50% open in construction.
  - b. Minimum 3-inch caliper shade trees from the City's approved plant list spaced approximately every 30 feet. Existing trees may count towards this requirement.

**AGENDA ITEM NO. 1A**

**PUBLIC HEARING:** Zoning Case 2025-010

**PETITIONER:** Meadows Baptist Church

**CASE PLANNER:** Destiny Woods

**DESCRIPTION:** Request to rezone 14.1 acres of land out of the Joab Butler Survey, Abstract No. 46, located on the west side of Los Rios Boulevard, 1,115 feet north of Merriman Drive, in the City of Plano, Collin County, Texas, **from** Planned Development-173-Estate Development **to** Planned Development-44-Single-Family Residence-7. Tabled November 17, 2025, February 2, 2026, and March 2, 2026. Project #ZC2025-010.

**EXECUTIVE SUMMARY**

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The purpose of the request is to rezone the subject property from Planned Development-173-Estate Development (PD-173-ED) to Planned Development-44-Single-Family Residence-7 (SF-7) to allow for the development of single-family residential homes with modified development standards. The subject property is on the northern portion of a lot developed with a religious facility, directly across Los Rios Boulevard from Plano East Senior High School.

On March 2, 2026, the request was to rezone to a standard Single-Family Residence-7 (SF-7) district. The Planning & Zoning Commission (Commission) tabled the item and requested that the petitioner return with a Planned Development that commits to a landscape buffer and larger lots on the edge of each block, as was shown on their associated concept plan. In response, the petitioner is now requesting to rezone to Planned Development-44-Single Family Residence-7 (PD-44-SF-7) with the associated stipulations. Additionally, the request includes reduced setbacks and greater lot coverage to allow for larger homes in the subdivision.

Changes made to the staff report that reflect the applicant's updated design since the March 2, 2026, meeting are provided in **blue font** and bookended by diamonds (◆) below.

Major topics of consideration in this request include:

- ◆ **Planned Development Stipulations** – Proposed stipulations include requirements for no more than 50 lots, a landscape buffer with trees and fencing, and the lots on the ends of each block to be a minimum of 9,000 square feet and include a 3-car garage. It also includes allowances for all lots to have a reduced front yard setback of 20 feet, a reduced side yard setback of 5 feet, and increased lot coverage of 50%. Staff supports the changes to setbacks and lot coverage, as they are consistent with proposed changes to single-family zoning districts in Module 1 of the Zoning & Subdivision Ordinance Rewrite. ◆

- Compatibility with Surrounding Area – The proposed ♦ [PD-44-SF-7](#) ♦ zoning would allow single-family homes with minimum lot sizes of 7,000 square feet ♦ and 9,000 square feet on the block edges. ♦ Existing zoning districts to the north, west, and south include a mix of single-family zoning districts that allow a range of minimum lot sizes from 6,000 square feet to two acres. The proposed neighborhood is higher-density than the single-family development immediately to the west, but the property has religious facilities developed to the north and south and provides a transition between the estate district and Los Rios Boulevard. ♦ [PD-44-SF-7](#) ♦ will provide consistency with the general residential character of the area.
- Effect on the Remainder of PD-173-ED – The request would rezone 14.1 acres out of the 147-acre PD-173-ED, which primarily contains the Ranch Estates subdivision. When rezoning a portion of a Planned Development, the Commission may consider the impact on the remainder of the PD and may require an adjustment to the original PD. Staff finds PD-173-ED will remain largely unaffected by the proposed rezoning of the subject property, as there will not be access to Ranch Estates to the west.
- Conformance to the Comprehensive Plan – The subject property is located within an area designated as Neighborhoods (N) on the Future Land Use map. The request is consistent with the N description, priorities, and applicable policies.

For these reasons, staff recommends approval of this request. A concept plan accompanies this request as Agenda Item 1B.

Click the links below for more information regarding ZC2025-010 at previous Commission meetings:

- [November 17, 2025](#)
- [February 2, 2026](#)
- [March 2, 2026](#)

## STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

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The applicant is requesting to rezone from Planned Development-173-Estate Development (PD-173-ED) to [◆ Planned Development-44-Single-Family Residence-7 \(PD-44-SF-7\) ◆](#) to facilitate a single-family development.

Existing Zoning – Planned Development-173-Estate Development (PD-173-ED). *Subsection 9.300.1* of the Zoning Ordinance states the purpose of the ED district as follows:

*The ED district is intended to provide areas for single-family development in a rural or ranch-like setting or where topography and/or utility capacities limit the use of the land. Provisions are made for limited ranching pursuits as well as those uses necessary and incidental to single-family living. Accessory dwelling units are permitted for use by family members.*

The existing PD-173-ED restrictions are as follows:

- 1. Minimum Lot Size: 2 acres*
- 2. Maximum allowable height for fences within the front yard setback shall be 48 inches*
- 3. All fencing within the front yard setback shall be horizontal, rail-type fencing*

Proposed Zoning – *Subsection 9.600.1* of the Zoning Ordinance states the purpose of the SF-7 district as follows:

*The SF-7 district is intended to provide for areas of urban single-family development on moderate-sized lots, protected from excessive noise, illumination, odors, visual clutter, and other objectionable influences to family living.*

[◆ Planned Developments \(PD\)](#) – *Section 12.100* of the Zoning Ordinance states the purpose of a PD district as follows:

- 1. To protect and provide for the public health, safety, and general welfare of the city.*
- 2. To guide the future development of the city in accordance with the Comprehensive Plan.*
- 3. To accommodate innovation by modifying regulations to better accomplish the city's development goals.*
- 4. To mitigate developmental impacts, especially those related to the environment, traffic, public services and facilities, and adjacent and area land uses.*
- 5. To protect and enhance the aesthetic and visual quality of development by creating architectural and cultural districts intended to provide for unique locations which are of architectural and cultural importance to the community. ◆*

Partial Rezoning of Planned Developments (PD) – Subsection 12.1600 of the Zoning Ordinance states:

*Owners of property within a PD district may request rezoning of the portion of the district they own to separate it from the remaining property within the PD district. In considering the request, the Planning & Zoning Commission and City Council shall evaluate the effect of the rezoning on the remaining property and may require adjustments to terms and conditions of the original PD resulting from a change in boundary.*

### **Site History**

PD-173-ED includes the Ranch Estates subdivision, Meadows Baptist Church addition, and a number of unplatted or individually-platted residential lots fronting Ridgetop Lane. The PD district was established in 1986 with a two-acre minimum lot size and amended in 2001 to add fence restrictions consistent with the standards for the Ranch Estates subdivision. These restrictions were intended to reinforce a 1970 deed restriction on the Ranch Estates requiring three rail horizontal fencing. The eastern portion of PD-173-ED remained undeveloped until a religious facility was constructed on the subject property in 2002.

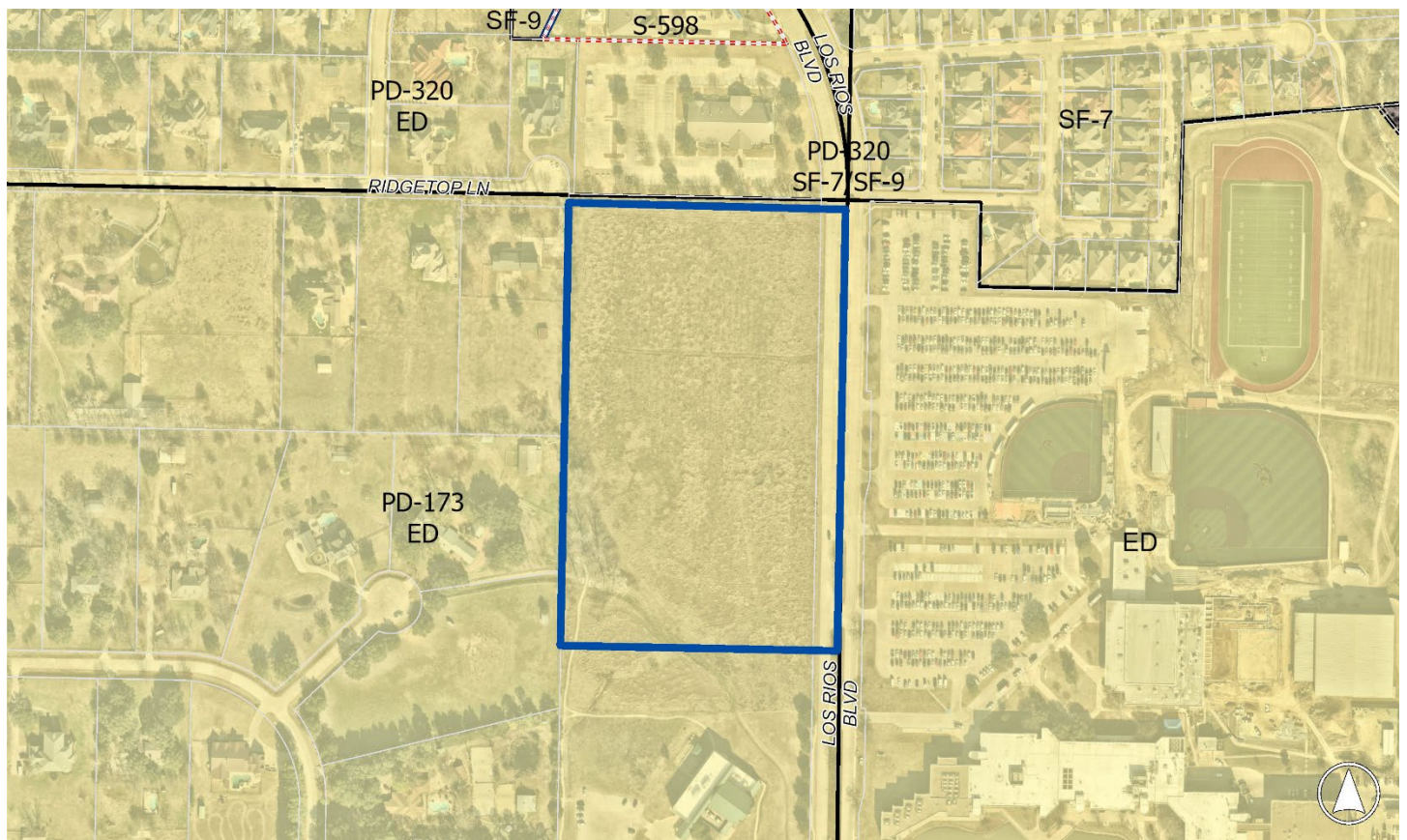
### **Proposed PD Stipulations**

Refer to Attachment 2 for proposed Planned Development stipulations.

## Surrounding Land Use and Zoning

The subject property is currently zoned Planned Development-173-Estate Development (PD-173-ED) and is part of a lot developed with a religious facility.

North	The property is zoned Planned Development-320-Estate Development (PD-320-ED) and is developed with a religious facility.
East	The property is zoned Estate Development (ED) and is developed with a public school.
South	The property is zoned PD-173-ED and is developed with a religious facility.
West	The property is zoned PD-173-ED and is developed with single-family residences.



## 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.*

### Future Land Use Map Category & Dashboard

**Future Land Use** – The subject property is located within the **Neighborhoods (N)** category of the Future Land Use Map (FLUM).

**Description:** *The N category consists primarily of residential areas focused on sustaining a high quality of life through well-maintained infrastructure, housing, open space, schools, and limited service/institutional uses.*

The request to rezone the subject property from Planned Development-173-Estate Development to ♦ **Planned Development-44-Single-Family Residence-7 (PD-44-SF-7)** ♦ with the intent to develop 50 single-family residential lots is consistent with the description of the N category, as residential uses are supported as a primary use within this area.



**TYPICAL NEIGHBORHOOD DESIGN**



**Residential Areas** – Single-family residential should remain the primary use within neighborhoods. It is the intention to preserve and enhance these uses and to regulate the design of new residential infill products to be within the context of the surrounding environment. Existing multifamily developments, which function as transitions from moderate and high intensity commercial areas, should be well-maintained to preserve neighborhood character. With few large tracts left for residential development, some infill and redevelopment opportunities may not fit the typical neighborhood design.

The typical neighborhood design indicates single-family residential as the primary use within neighborhoods. This request continues and supports that pattern.

The following priorities are applicable to this request:

**Priority #1:** *Preserving neighborhood character and quality of life.*

The request preserves the surrounding neighborhood character and quality of life by integrating new single-family detached housing in a location that serves as a transition from existing single-family and the neighborhood edge, consistent with priority #1.

**Priority #4:** *Variety of housing heights, sizes, and types.*

The proposed **◆ PD-44-SF-7 ◆** zoning adds variety to the area’s housing options, which consist primarily of larger-lot single-family detached housing types, such as Estate Development and Single-Family Residence-9 zoning, consistent with priority #4.

**FLUM – N Description and Priorities**

Description	<b>Meets</b>
Priority #1: Preserving neighborhood character and quality of life	<b>Meets</b>
Priority #2: Upkeep of existing housing stock	N/A
Priority #3: Requiring adjacent commercial land uses to provide adequate transitions	N/A
Priority #4: Variety of housing heights, sizes, and types	<b>Meets</b>

**Mix of Uses** – The proposal would reclassify the site from *Institutional Types* to *Single-Family Detached Types* in the Mix of Uses Dashboard. This change would have minimal impact on the overall housing and land use mix of the Neighborhoods (N) Future Land Use category, maintaining consistency with the N Dashboard’s recommended ranges.

**FLUM – N Mix of Uses**

Mix of Uses – Type	Recommended	Proposed	Alignment
Land Use Mix – Employment (acres)	0-10%	8.7% (-0.01%)	Meets
Land Use Mix – Housing (acres)	90-100%	91.0% (+0.01%)	Meets
Employment Mix – Retail Types (acres)	0-10%	6.0% (+0.01%)	Meets
Employment Mix – Office Types (acres)	0-10%	5.9% (No Change)	N/A
Employment Mix – Institutional Types (acres)	80-100%	74.1% (-0.02%)	Meets
Employment Mix – Industrial Types (acres)	0-5%	5.5% (+0.01%)	N/A
Housing Mix – Detached SF (units)	70-95%	70.9% (No Change)	Meets
Housing Mix – Attached SF (units)	5-25%	4.2% (No Change)	N/A
Housing Mix – Multifamily (units)	0-20%	24.9% (No Change)	N/A

**Desirable Character Defining Elements in N Designation** – The request is in alignment with all elements of the N Desirable Character Defining Elements Dashboard, as noted in the table below.

**FLUM – N Desirable Character Defining Elements**

Elements	Recommended	Applicant Proposal	Alignment
Building Height	1 to 2 Stories	2 Stories	Meets
Density	<b>SF:</b> 0.5 to 10 DUA <b>MF:</b> 10 to 22 DUA	<b>SF:</b> ♦ 5.1 ♦ DUA	Meets
Intensity	Low (0 to 50% Lot Coverage)	♦ 50% ♦ Lot Coverage	Meets
Open Space	10% to 50% Passive Open Space	Not Required	N/A
Parking Orientation	<b>Res:</b> Garages with Driveways <b>Non-res:</b> Surface Lots	<b>Res:</b> Garages with Driveways	Meets
Block Pattern & Streetscape	Gridded or Curvilinear Blocks, Traditional Residential Streets	Curvilinear Blocks & Traditional Residential Streets	Meets
Multimodal Access: Automobiles	<b>HIGH:</b> Direct access from local streets	Direct access to both a local and a major arterial street.	Meets

Elements	Recommended	Applicant Proposal	Alignment
Multimodal Access: Transit	<b>MEDIUM:</b> Served by bus on perimeter arterial streets	Approx. 2.6 miles from Shiloh Road DART Station	<b>Meets</b>
Multimodal Access: Micromobility	<b>HIGH:</b> Connected to trails and bike routes	On-street Bike Route #97 is located directly adjacent to the site along Los Rios Boulevard.	<b>Meets</b>
Multimodal Access: Pedestrians	<b>HIGH:</b> Walkable to parks and schools (less than 1 mile)	Plano East Senior High School and Cottonwood Creek Greenbelt Park are walkable from the subject site.	<b>Meets</b>

### 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.

[Undeveloped Land Policy](#) – *Plano will reserve its remaining undeveloped land for high-quality development with distinctive character, prioritizing businesses offering skilled employment. New housing in these areas will only be considered appropriate where it is consistent with the Future Land Use Map and other related Comprehensive Plan standards.*

The request for new **◆ PD-44-SF-7 ◆** housing in the N category is consistent with the Future Land Use Map and other Comprehensive Plan recommendations outlined in this staff report and, therefore, aligns with the Undeveloped Land Policy.

[Redevelopment & Growth Management Policy, Action 8 \(RGM8\)](#) – *Limit new residential development to areas that are appropriate based on individual site considerations and consistency with the Future Land Use Map and Dashboards. Multifamily developments should also meet a housing diversification or economic development need of the city, including transit-oriented development, special housing needs (as defined by the city’s Consolidated Plan), or be constructed as part of a high-rise 10 stories or greater.*

This request aligns with RGM8 as the site is suited for residential development, fits the context of existing residential development, and aligns with the N Future Land Use category and Dashboards.

[City of Plano Housing Study](#) – The City of Plano Housing Study aims to understand and prioritize needs and gaps in the rental and for-sale housing markets, and to identify several supply-side constraints affecting housing production. The study notes that with few remaining greenfield sites, most new opportunities depend on redevelopment, which often requires higher development intensity to be financially viable. Additionally, higher housing prices make new construction or rehabilitation in established neighborhoods financially challenging. The city’s latest comprehensive monthly financial

report indicated the average new home price in Plano was \$510,000 as of September 2025. The proposed 50 single-family residences would help address these supply-side barriers by adding to the stock of new housing units, though less so than the original proposal for SF-6 zoning, which would have provided more housing, and likely at a lower price point.

**Adequacy of Public Facilities** – The following have been reviewed in support of the [Facilities & Infrastructure Policy](#). Approximately 150 new residents are expected in Plano with the completion of this subdivision; city services will need to be added to accommodate additional demand from these individuals, including the potential for new staff, programs, and facilities proportional to the increase.

- **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.
- **Roadways** – The proposed development is anticipated to generate 472 daily trips, including 47 peak-hour trips. Turn lanes and median realignments are being coordinated with ongoing improvements at Plano East Senior High School to improve traffic flow and safety.
- **School Capacity** – The subject property is within the Plano Independent School District (PISD). PISD has provided a letter regarding school capacity, which staff has included. The impact on school capacity will remain consistent with the updated request. This is provided for informational purposes only.

**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 &amp; Priorities</li> <li>• Mix of Uses</li> <li>• Character Defining Elements</li> </ul>	<b>Meets</b> <b>Meets</b> <b>Meets</b>
Thoroughfare Plan Map	N/A
Bicycle Transportation Plan Map	N/A
Parks Master Plan Map	N/A
Undeveloped Land Policy	<b>Meets</b>
Redevelopment & Growth Management Policy, Action 8 (RGM8)	<b>Meets</b>
City of Plano Housing Trends Analysis	<b>Meets</b>
Facilities & Infrastructure Policy	<b>Meets</b>

## STAFF PRELIMINARY REPORT – ANALYSIS & RECOMMENDATION

◆ Planned Development – The petitioner was previously requesting a straight rezoning to Single-Family Residence-7 (SF-7). On March 2, 2026, the Commission tabled the item and requested the petitioner return with a Planned Development that commits to the design on the associated concept plan. In response, the petitioner changed the request to rezone to Planned Development-44-Single Family Residence-7 (PD-44-SF-7) with stipulations on the following:

- **Number of Lots:** The development will be limited to a maximum of 50 lots.
- **Lot Size:** The minimum lot size will be 7,000 square feet, except that lots on the ends of each block must be a minimum of 9,000 square feet.
- **Landscape Edge:** A 20-foot-wide landscape edge will be required along the property’s western boundary. The buffer will include an 8-foot metal fence at least 50% open in construction and one tree every 30 feet. Trees must be from the city’s approved plant list, except that existing trees may count towards meeting this requirement. The landscape edge will be maintained by the homeowners’ association.

In addition to the commitments requested by the Commission, the petitioner is requesting additional stipulations that allow for larger homes to be constructed:

- **Setbacks:** The minimum front yard setback will be reduced from 30 feet to 20 feet. The minimum side yard setbacks will be reduced from 6.5 feet to 5 feet.
- **Lot Coverage:** Lot coverage will be increased from 30% to 50%.
- **Garages:** Where 9,000 square-foot lots are required, the home must include a 3-car garage. Staff does not support this addition to the Planned Development. Mandating a three-car garage will increase the base price of those housing units and limit the design choice of homebuyers, which is contrary to the conclusions of the Housing Study.

Compatibility with the Unified Development Code – Module 1 of the Unified Development Code was accepted as substantially complete at the December 16, 2025, City Council Meeting, though not adopted as an ordinance pending completion of the full Rewrite project. In Module 1, the Residential Detached Neighborhood-2 (RDN-2) district is intended to consolidate and replace the current Single-family Residence-6 (SF-6) and SF-7 districts. The table below identifies key aspects of each district that are relevant to this request:

Requirement	SF-7	RDN-2	Proposed
Maximum Lot Coverage	30%	50%	50%
Minimum Front Yard Setback	30 feet	20 feet	20 feet
Minimum Side Yard Setback	6.5 feet or 10% of lot width, whichever is greater	5 feet	5 feet
Minimum Lot Area	7,000 square feet	6,000 square feet	7,000 square feet, except 9,000 square feet on the ends of each block

Staff finds that the request is generally consistent with the SF-7 district standards, and where deviations occur, the request is consistent with the RDN-2 standards. ♦

Concept Plan – The associated concept plan now proposes:

- 50 single-family residential lots;
- Lot sizes starting at 7,400 square feet (originally starting at 6,300 square feet);
- ♦ A 20-foot-wide landscape edge located within a common area lot along the western property line ♦; and
- No residential lots directly adjacent to the western property line.

Stormwater detention for the subdivision is proposed to be accumulated off-site on the remaining church property. The proposed detention pond exceeds the minimum required capacity and is designed to also function as an aesthetic amenity for the surrounding area.

Effect on the Existing Planned Development District – Planned Development-173-Estate Development (PD-173-ED) has the following restrictions:

1. *Minimum Lot Size: 2 acres.*
2. *Maximum allowable height for fences within the front yard setback shall be 48 inches.*
3. *All fencing within the front yard setback shall be horizontal, rail-type fencing.*

The 2-acre minimum lot size was established when the PD was created in 1986. Fencing stipulations were added to the PD in 2001 in response to a parallel citywide initiative to update fencing standards in the Estate Development (ED) district citywide. PD-173-ED fencing standards are unique to the Ranch Estates and correspond to a 1970 deed restriction requiring three rail horizontal fencing. As these standards were primarily intended to maintain the character of the Ranch Estates subdivision, and development of the subject property will have no direct connections to the Ranch Estates, staff finds the request will have no adverse impact on the remainder of PD-173-ED.

Compatibility with Surrounding Land Uses and Zoning – The proposed zoning change maintains compatibility with the surrounding land uses and zoning designations. ♦ The Planned Development-44-Single-Family Residence-7 (PD-44-SF-7) zoning district requires a minimum lot size of 7,000 square feet. ♦ Adjacent properties to the west are zoned PD-173-ED, which requires a minimum of 2-acre lots, while properties south of Merriman Drive are zoned Single-Family Residence-9 (SF-9) and require a minimum lot area of 9,000 square feet. The inclusion of ♦ PD-44-SF-7 ♦ zoning allows for a variety of detached single-family housing options within the area. Although the request involves an increased density, the proposed district remains residential in nature, ensuring continuity and consistency with the existing detached residential character of the area. Additionally, the subject property is surrounded by residential zoning on all sides, so redevelopment in the future is unlikely to include incompatible uses.

Senate Bill-15 Implications – Senate Bill 15, adopted during the most recent Texas legislative session, permits small-lot single-family development on properties that meet the following criteria:

1. Five acres or larger;
2. Unplatted; and
3. Zoned for single-family residential use.

While the current proposal meets two of the three criteria, the property in question has been previously platted. As a result, Senate Bill 15 does not apply to this request, and a zoning change is required to allow the proposed development.

**SUMMARY:**

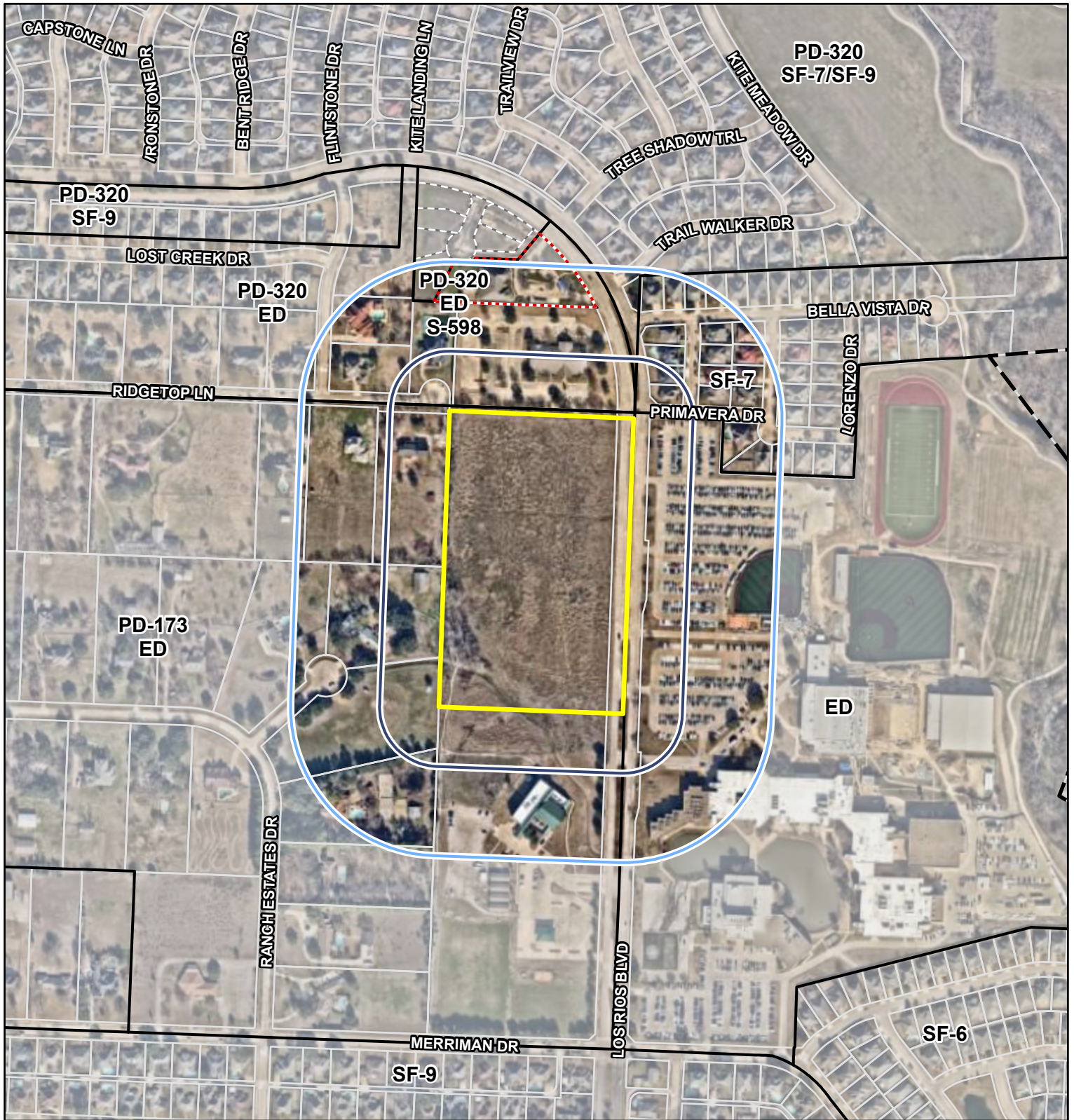
The applicant is requesting to rezone the 14.1-acre property from Planned Development-173-Estate Development (PD-173-ED) to ♦ [Planned Development-44-Single-Family Residence-7 \(SF-7\)](#) ♦ for the development of single-family residential homes. The proposed zoning will remain residential, ensuring compatibility with the existing residential neighborhood character of the area. This request is consistent with the Neighborhoods (N) Dashboard and other policies of the Comprehensive Plan. For these reasons, staff is in support of the request.

**RECOMMENDATION:**

Recommended for approval as submitted.

**ATTACHMENTS:**

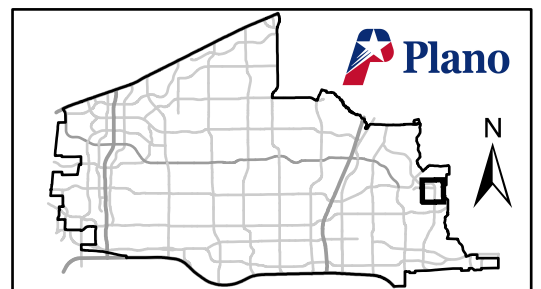
1. Locator Map
2. Proposed PD Stipulations
3. Plano ISD Letter
4. Zoning Exhibit
5. Responses



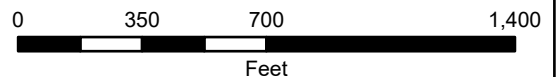
Project Number: ZC2025-010

Existing Zoning: Planned Development-173-Estate Development

Proposed Zoning: Planned Development-44-Single-Family Residence-7



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



**Proposed Stipulations:**

1. Maximum Number of Residential Lots: 50
2. Minimum Front Yard Setback: 20 feet
3. Minimum Side Yard Setback: 5 feet
4. Maximum Lot Coverage: 50%
5. Residential lots located at the east and west ends of a block must meet the following requirements:
  - a. Minimum Lot Area: 9,000 square feet
  - b. A 3-car garage within the primary residential structure.
6. A minimum 20-foot-wide landscape edge must be provided along the western property line of the district and be maintained by the homeowners' association. The landscape edge must include:
  - a. An 8-foot ornamental metal fence at least 50% open in construction.
  - b. Minimum 3-inch caliper shade trees from the City's approved plant list spaced approximately every 30 feet. Existing trees may count towards this requirement.



**PLANO**  
Independent School District

July 7, 2025

Destiny Woods  
Planner  
1520 K Avenue, 2nd Floor  
Suite 250, Plano, Texas 75074

RE: Property located at 3001 Los Rios Boulevard, Plano.  
Dear Destiny,

You have inquired as to the capacities and enrollment projections for the schools impacted by a potential rezoning of property located at 3001 Los Rios Boulevard, Plano.

**Please Note: Due to campus closures, school boundary changes will impact middle school enrollment projections and attendance.**

The following table provides both enrollment and capacity figures.

School	2024-25 Enrollment	2025-26 Enrollment (Projected)	2025-27 Enrollment (Projected)	2027-28 Enrollment (Projected)	2028-29 Enrollment (Projected)	Functional Capacity	Program Capacity
Dooley ES	300	411	426	450	472	519	650
Otto MS	932	903	852	831	835	1,223	1,545
Bowman MS	858	1,222	1,278	1,285	1,311	1,433	1,686
McMillen HS	1,006	1,140	1,257	1,157	1,162	1,629	2,025
Plano East Senior HS	3,029	2,910	2,755	2,646	2,597	3,374	3,494

The enrollment figures are derived from our most recent demographer’s report. The 2024-2025 column represents actual enrollment as of October 2024. All other enrollment figures are projected and are based on City zoning as it existed in the Fall of 2024. The impact of any zoning changes since that time (including this requested rezoning) are not yet factored into the projections

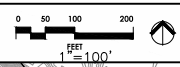
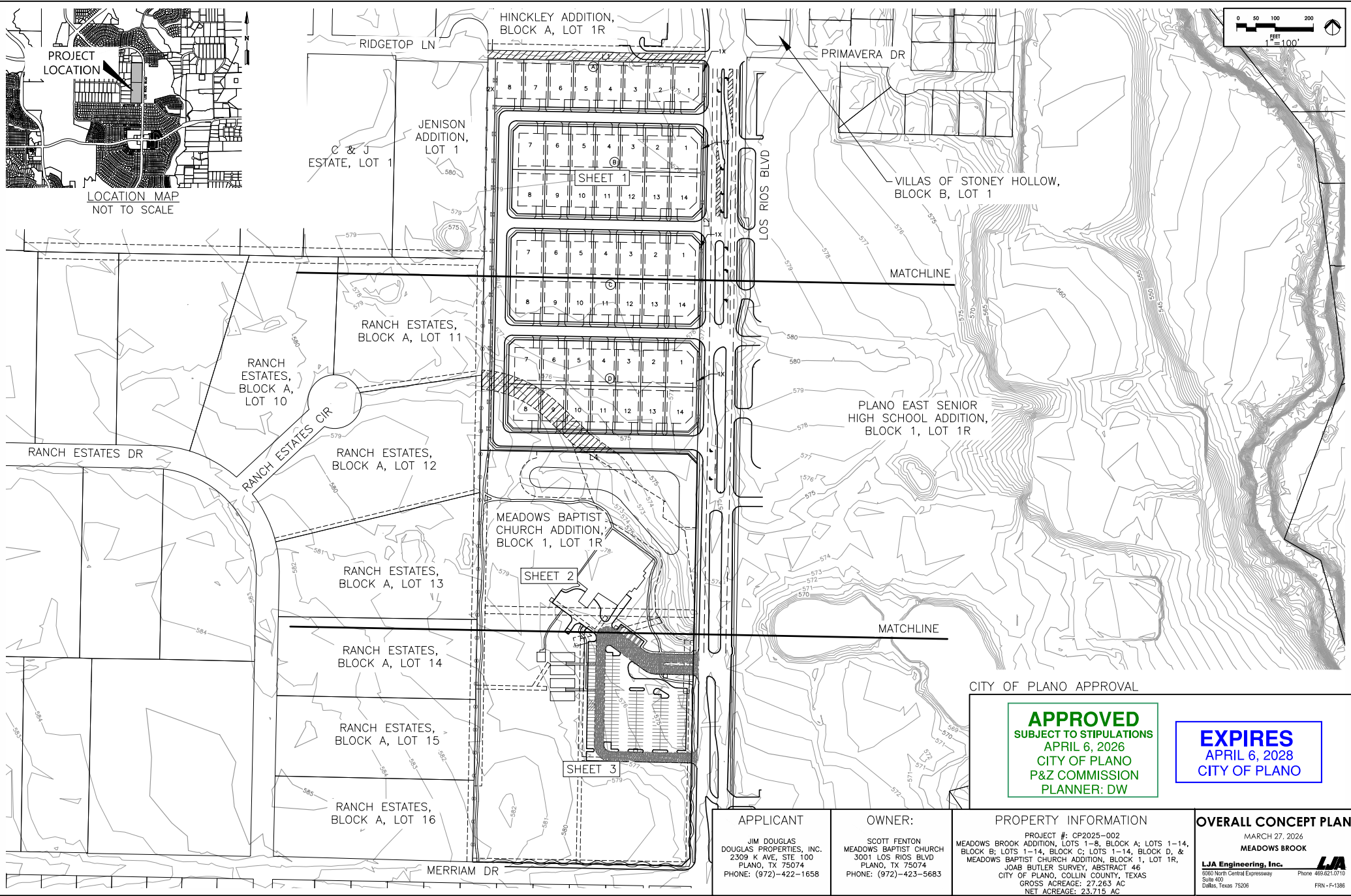
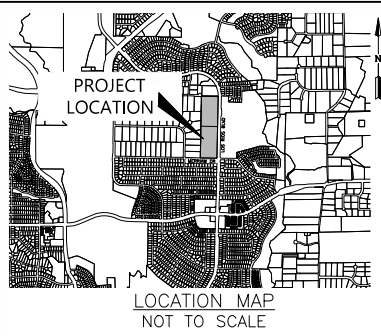
Program capacity figures are based on current building floor plans, and the application of the District’s maximum class size to every standard classroom. 22 students max for Kindergarten and Grades 1 through 4, 26 max for Grade 5, and 28 max at the Secondary level.

Functional capacity figures recognize there will always be inherent/uncontrollable inefficiencies in classroom utilization. For instance, as mentioned above, the District limits class sizes in kindergarten through grade 4 to a maximum of 22 students. If a building has three first grade classrooms, it can accommodate up to 66 students (Program Capacity). However, if only 54 students are enrolled in first grade, each class will actually only serve 18 students. The additional capacity of 12 students (66-54) is not utilized as it is not available to other grades or other campuses. In recognition of this variable, the functional capacity is calculated at 85% of the program capacity.

Sincerely,

**Johnny W. Hill, CPA**

Deputy Superintendent of Business & Employee Services  
Plano ISD  
2700 W. 15<sup>th</sup> Street  
Plano, Texas 75075

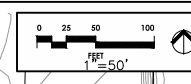
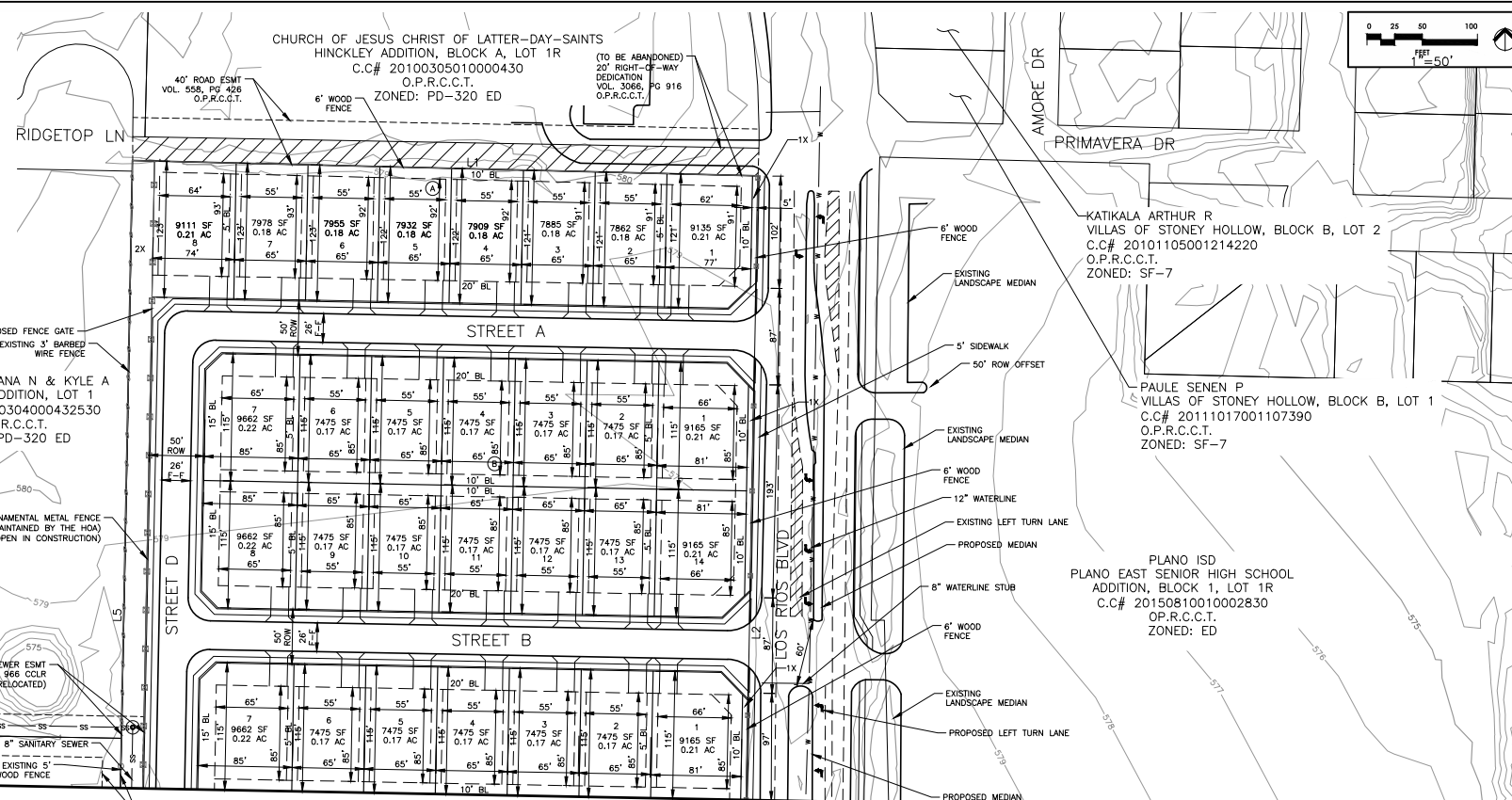
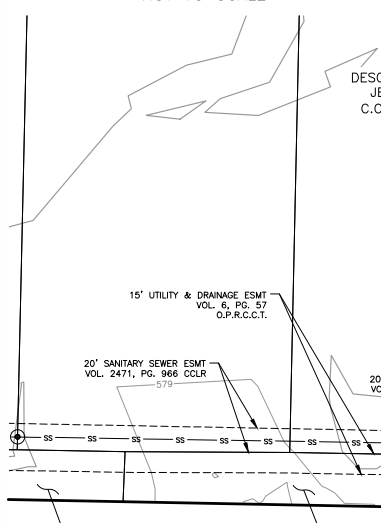
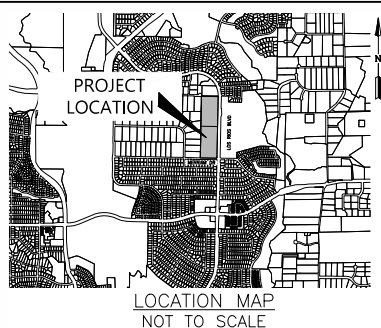


CITY OF PLANO APPROVAL

**APPROVED**  
SUBJECT TO STIPULATIONS  
APRIL 6, 2026  
CITY OF PLANO  
P&Z COMMISSION  
PLANNER: DW

**EXPIRES**  
APRIL 6, 2028  
CITY OF PLANO

<p><b>APPLICANT</b></p> <p>JIM DOUGLAS DOUGLAS PROPERTIES, INC. 2309 K AVE, STE 100 PLANO, TX 75074 PHONE: (972)-422-1658</p>	<p><b>OWNER:</b></p> <p>SCOTT FENTON MEADOWS BAPTIST CHURCH 3001 LOS RIOS BLVD PLANO, TX 75074 PHONE: (972)-423-5683</p>	<p><b>PROPERTY INFORMATION</b></p> <p>PROJECT #: CP2025-002 MEADOWS BROOK ADDITION, LOTS 1-8, BLOCK A; LOTS 1-14, BLOCK B; LOTS 1-14, BLOCK C; LOTS 1-14, BLOCK D, &amp; MEADOWS BAPTIST CHURCH ADDITION, BLOCK 1, LOT 1R, JOB: BUTLER SURVEY, ABSTRACT 46 CITY OF PLANO, COLLIN COUNTY, TEXAS GROSS ACREAGE: 27.263 AC NET ACREAGE: 23.715 AC</p>	<p><b>OVERALL CONCEPT PLAN</b></p> <p>MARCH 27, 2026 MEADOWS BROOK</p> <p><b>LJA Engineering, Inc.</b> 5550 North Central Expressway Suite 400 Dallas, Texas 75206 Phone: 469.821.0710 FRN - F-1388</p>
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ERIKSON ANDREW W  
RANCH ESTATES,  
BLOCK A, LOT 10  
C.C.# 20190729000891050  
O.P.R.C.C.T.  
ZONED: PD-173 ED

BITTNER ALEXANDRU &  
SHERRY  
RANCH ESTATES,  
BLOCK A, LOT 11  
C.C.#2023000039758  
O.P.R.C.C.T.  
ZONED: PD-173 ED

Site Data Summary Table

Item	Spec'd by all/Com*	Meadows Brook/County
Zoning (from zoning map)	PD-44-SF-2	PD-173 ED
Land Use (from zoning Ordinance include all applicable uses)	Single-Family Detached	Residential Single-Family
Lot Area (square feet ± 5%)	9,795 sq ft (225,375 sq ft)	13,368 sq ft (308,448 sq ft)
Min Building Footprint Area (sq ft)	N/A	N/A
Max Building Footprint Area (sq ft)	N/A	N/A
Building Footprint Area (sq ft)	N/A	28,542 sq ft
Total Building Area (sq ft)	N/A	34,448 sq ft
Building Height (ft - stories)	2	2
Building Height (feet - distance to tallest building element)	36 ft	43 ft
Lot Coverage (percent - x width)	MAX 50%	47%
Residential Density (Units/Net Acreage)	N/A	N/A
*Net Acreage = Total acreage in lots, streets and open space	6.40 Acreage	N/A
# of studios/Offices and Minimum unit size	N/A	N/A
# of 1 bedrooms & Minimum unit size	N/A	N/A
# of 2 bedrooms & Minimum unit size	N/A	N/A
# of 3 bedrooms & Minimum unit size	N/A	N/A
Total Unit Count	N/A	N/A
Residential Density (Units/Net Acreage)	N/A	N/A
*Net Acreage = Total acreage in lots, streets and open space	N/A	N/A
Parking Ratio (From Zoning Ordinance)	2 Per Unit	1.5 Based on 500 Seats in Sanctuary
Required Parking (# spaces)	100	112
Available Spaces	N/A	4
Total Parking Required	100	116
Provided Parking (# spaces)	N/A	N/A
On-Site Standard Spaces	100	106
On-Site Accessible Spaces	N/A	6
On-Site Standard Spaces	N/A	N/A
On-Site Accessible Spaces	N/A	N/A
Total Parking Provided	100	112
Parking in Excess of 110% of required parking (# spaces)	N/A	N/A

NOTE:  
SF-7 MAXIMUM HEIGHT REQUIREMENT - 2 STORY (35 FT)

Line Table

Line #	Length	Direction
L1	566.45	S88° 35' 42"E
L2	1045.32	S01° 05' 24"W
L5	1023.44	N01° 05' 24"E

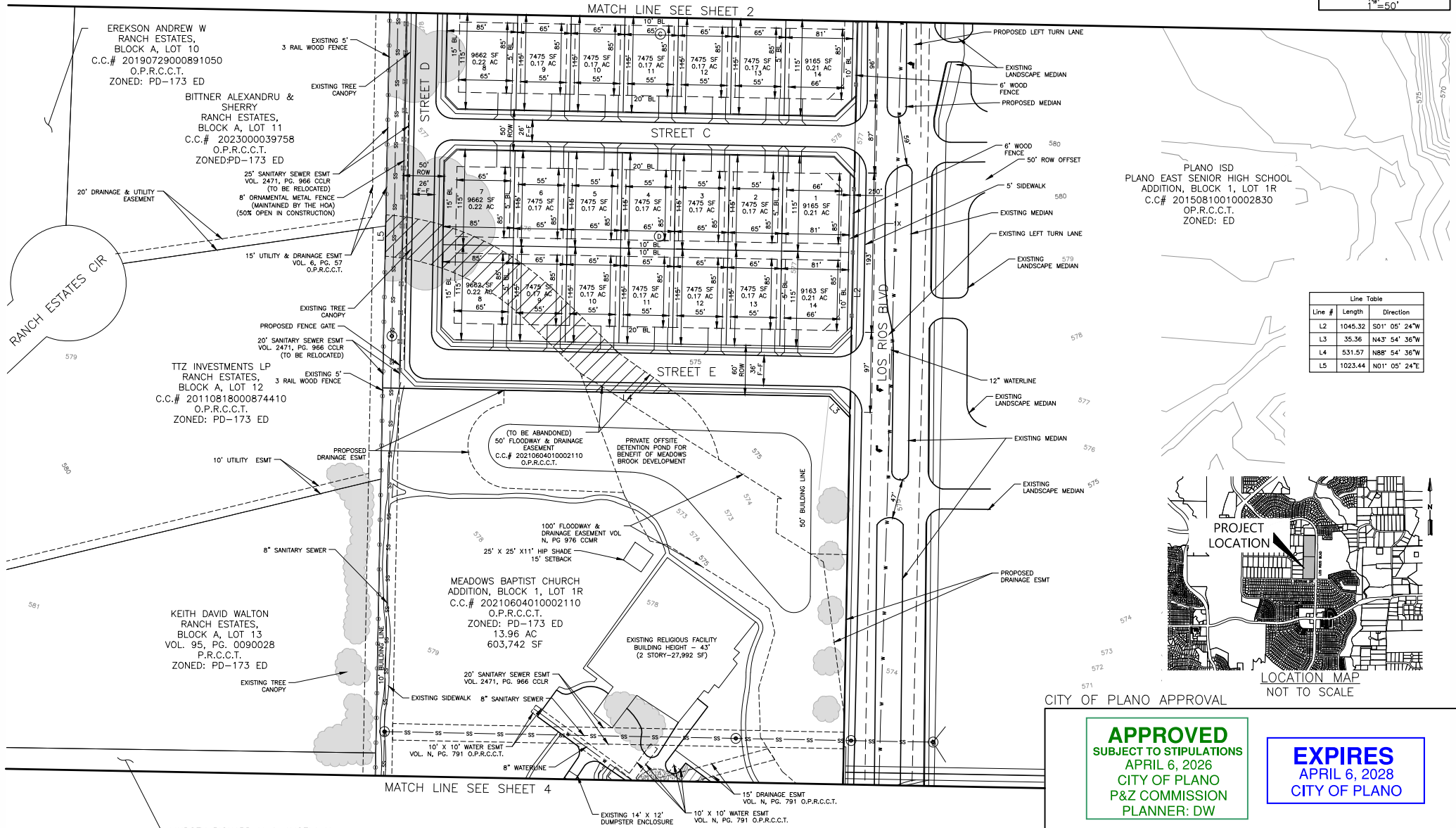
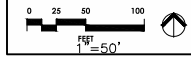
CITY OF PLANO APPROVAL

**APPROVED**  
SUBJECT TO STIPULATIONS  
APRIL 6, 2026  
CITY OF PLANO  
P&Z COMMISSION  
PLANNER: DW

**EXPIRES**  
APRIL 6, 2028  
CITY OF PLANO

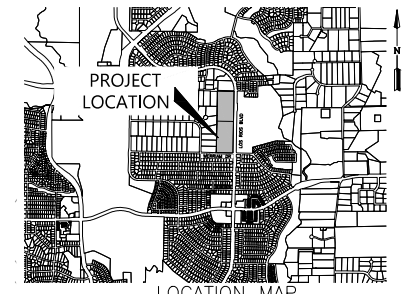
APPLICANT	OWNER:	PROPERTY INFORMATION	OVERALL CONCEPT PLAN
JIM DOUGLAS DOUGLAS PROPERTIES, INC. 2309 K AVE, STE 100 PLANO, TX 75074 PHONE: (972)-422-1658	SCOTT FENTON MEADOWS BAPTIST CHURCH 3001 LOS RIOS BLVD PLANO, TX 75074 PHONE: (972)-423-5683	PROJECT #: OP2025-002 MEADOWS BROOK ADDITION, LOTS 1-8, BLOCK A; LOTS 1-14, BLOCK B; LOTS 1-14, BLOCK C; LOTS 1-14, BLOCK D, & MEADOWS BAPTIST CHURCH ADDITION, BLOCK 1, LOT 1R. JOAB BUTLER SURVEY, ABSTRACT 46 CITY OF PLANO, COLLIN COUNTY, TEXAS GROSS ACREAGE: 27,263 AC NET ACREAGE: 23,715 AC	MARCH 27, 2026 MEADOWS BROOK LJA Engineering, Inc. 6560 North Central Expressway Suite 400 Dallas, Texas 75206 Phone: 469.621.0710 FRN-F-1388

NOTE:  
SF=7 MAXIMUM HEIGHT REQUIREMENT - 2 STORY (35 FT)



PLANO ISD  
PLANO EAST SENIOR HIGH SCHOOL  
ADDITION, BLOCK 1, LOT 1R  
C.C.# 20150810010002830  
O.P.R.C.C.T.  
ZONED: ED

Line #	Length	Direction
L2	1045.32	S01° 05' 24"W
L3	35.36	N43° 54' 36"W
L4	531.57	N88° 54' 36"W
L5	1023.44	N01° 05' 24"E



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PLANNER: DW

**EXPIRES**  
APRIL 6, 2026  
CITY OF PLANO

EREKSON ANDREW W  
RANCH ESTATES,  
BLOCK A, LOT 10  
C.C.# 20190729000891050  
O.P.R.C.C.T.  
ZONED: PD-173 ED

BITTNER ALEXANDRU &  
SHERRY  
RANCH ESTATES,  
BLOCK A, LOT 11  
C.C.# 2023000039758  
O.P.R.C.C.T.  
ZONED: PD-173 ED

TTZ INVESTMENTS LP  
RANCH ESTATES,  
BLOCK A, LOT 12  
C.C.# 20110818000874410  
O.P.R.C.C.T.  
ZONED: PD-173 ED

KEITH DAVID WALTON  
RANCH ESTATES,  
BLOCK A, LOT 13  
VOL. 95, PG. 0090028  
P.R.C.C.T.  
ZONED: PD-173 ED

LINDSEY RICHARD M & ANGELA N  
RANCH ESTATES,  
BLOCK A, LOT 14  
C.C.#19900712000361390  
O.P.R.C.C.T.  
ZONED: PD-173 ED

MEADOWS BAPTIST CHURCH  
ADDITION, BLOCK 1, LOT 1R  
C.C.# 20210604010002110  
O.P.R.C.C.T.  
ZONED: PD-173 ED  
13.96 AC  
603,742 SF

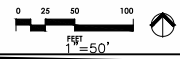
EXISTING RELIGIOUS FACILITY  
BUILDING HEIGHT - 43'  
(2 STORY-27,992 SF)

APPLICANT  
JIM DOUGLAS  
DOUGLAS PROPERTIES, INC.  
2309 K AVE, STE 100  
PLANO, TX 75074  
PHONE: (972)-422-1658

OWNER:  
SCOTT FENTON  
MEADOWS BAPTIST CHURCH  
3001 LOS RIOS BLVD  
PLANO, TX 75074  
PHONE: (972)-423-5683

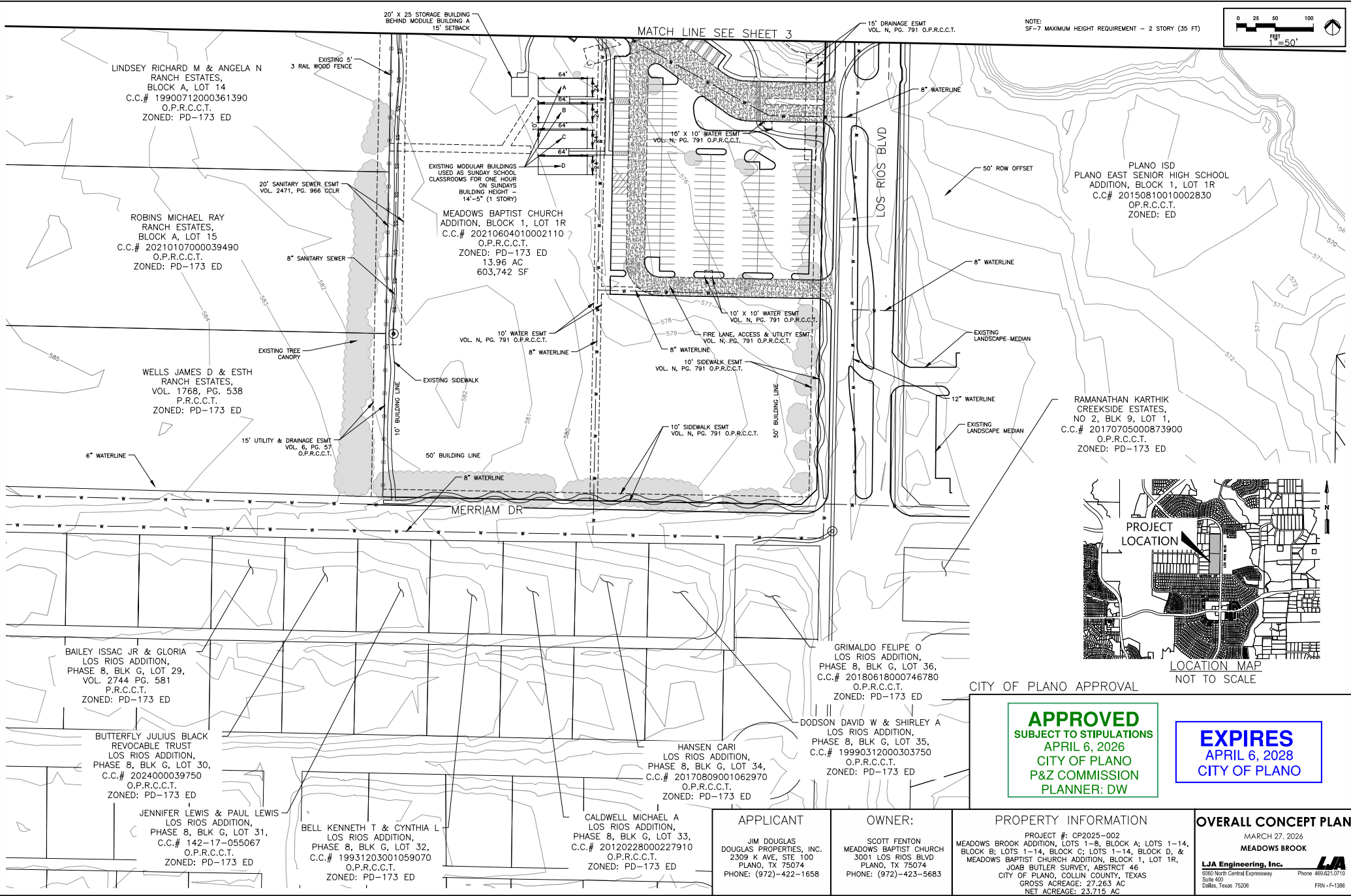
PROPERTY INFORMATION  
PROJECT #: OP2025-002  
MEADOWS BROOK ADDITION, LOTS 1-8, BLOCK A; LOTS 1-14,  
BLOCK B; LOTS 1-14, BLOCK C; LOTS 1-14, BLOCK D, &  
MEADOWS BAPTIST CHURCH ADDITION, BLOCK 1, LOT 1R,  
JOAB BUTLER SURVEY, ABSTRACT 46  
CITY OF PLANO, COLLIN COUNTY, TEXAS  
GROSS ACREAGE: 27,263 AC  
NET ACREAGE: 23,715 AC

OVERALL CONCEPT PLAN  
MARCH 27, 2026  
MEADOWS BROOK  
LJA Engineering, Inc.  
6560 North Central Expressway  
Suite 400  
Dallas, Texas 75206  
Phone 469.621.0710  
FRN-F-1388



NOTE:  
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MATCH LINE SEE SHEET 3



LINDSEY RICHARD M & ANGELA N  
RANCH ESTATES,  
BLOCK A, LOT 14  
C.C.# 19900712000361390  
O.P.R.C.C.T.  
ZONED: PD-173 ED

ROBINS MICHAEL RAY  
RANCH ESTATES,  
BLOCK A, LOT 15  
C.C.# 20210107000039490  
O.P.R.C.C.T.  
ZONED: PD-173 ED

WELLS JAMES D & ESTH  
RANCH ESTATES,  
VOL. 1768, PG. 538  
P.R.C.C.T.  
ZONED: PD-173 ED

BAILEY ISSAC JR & GLORIA  
LOS RIOS ADDITION,  
PHASE 8, BLK G, LOT 29,  
VOL. 2744 PG. 581  
P.R.C.C.T.  
ZONED: PD-173 ED

BUTTERFLY JULIUS BLACK  
REVOCABLE TRUST  
LOS RIOS ADDITION,  
PHASE 8, BLK G, LOT 30,  
C.C.# 2024000039750  
O.P.R.C.C.T.  
ZONED: PD-173 ED

JENNIFER LEWIS & PAUL LEWIS  
LOS RIOS ADDITION,  
PHASE 8, BLK G, LOT 31,  
C.C.# 142-17-055067  
O.P.R.C.C.T.  
ZONED: PD-173 ED

BELL KENNETH T & CYNTHIA L  
LOS RIOS ADDITION,  
PHASE 8, BLK G, LOT 32,  
C.C.# 19931203001059070  
O.P.R.C.C.T.  
ZONED: PD-173 ED

CALDWELL MICHAEL A  
LOS RIOS ADDITION,  
PHASE 8, BLK G, LOT 33,  
C.C.# 20120228000227910  
O.P.R.C.C.T.  
ZONED: PD-173 ED

HANSEN CARI  
LOS RIOS ADDITION,  
PHASE 8, BLK G, LOT 34,  
C.C.# 20170809001062970  
O.P.R.C.C.T.  
ZONED: PD-173 ED

DODSON DAVID W & SHIRLEY A  
LOS RIOS ADDITION,  
PHASE 8, BLK G, LOT 35,  
C.C.# 19990312000303750  
O.P.R.C.C.T.  
ZONED: PD-173 ED

GRIMALDO FELIPE O  
LOS RIOS ADDITION,  
PHASE 8, BLK G, LOT 36,  
C.C.# 20180618000746780  
O.P.R.C.C.T.  
ZONED: PD-173 ED

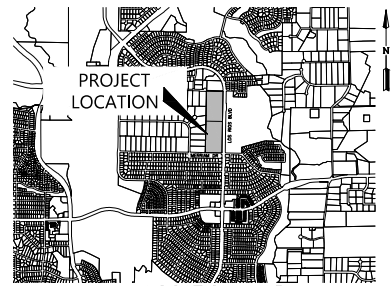
MEADOWS BAPTIST CHURCH  
ADDITION, BLOCK 1, LOT 1R  
C.C.# 20210604010002110  
O.P.R.C.C.T.  
ZONED: PD-173 ED  
13.96 AC  
603,742 SF

EXISTING MODULAR BUILDINGS  
USED AS SUNDAY SCHOOL  
CLASSROOMS FOR ONE HOUR  
ON SUNDAYS  
BUILDING HEIGHT -  
14'-5" (1 STORY)

20' X 25 STORAGE BUILDING -  
BEHIND MODULE, BUILDING A  
15' SETBACK

PLANO ISD  
PLANO EAST SENIOR HIGH SCHOOL  
ADDITION, BLOCK 1, LOT 1R  
C.C.# 20150810010002830  
O.P.R.C.C.T.  
ZONED: ED

RAMANATHAN KARTHIK  
CREEKSIDE ESTATES,  
NO 2, BLK 9, LOT 1,  
C.C.# 20170705000873900  
O.P.R.C.C.T.  
ZONED: PD-173 ED



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