CITY COUNCIL

1520 K Avenue, Plano TX 75074

DATE: May 26, 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, YouTube.com/cityofplanotexas and Facebook.com/cityofplanotx.

To speak at the meeting, register at 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.

CALL TO ORDER

INVOCATION: NextGen Pastor Lauren Van Hoy - Legacy Church

PLEDGE OF ALLEGIANCE / TEXAS PLEDGE: Scout Troop 380

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.

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) May 11, 2026
Approved

Approval of Expenditures

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

(b) RFB No. 2026-0252-B Arterial Concrete Repair Park Boulevard - Preston Road to Independence Parkway, Project No. PW-S-00028, for the Public Works Department to ICOS Management, LLC in the amount of $3,193,250; and authorizing the City Manager to execute all necessary documents. **Approved**

Purchase from an Existing Contract

(c) To approve the purchase of police vests for the Police Department in the estimated amount of $1,000,000 from MES Service Company, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (Sourcewell Contract No. 010424-MES) **Approved**

Approval of Contract Modification

(d) To approve the renewal of the Pecan Hollow Golf Course and Pro Shop Management Services Agreement for four (4) years with an option for one four (4) year automatic renewal from Plano Golf Course, Inc. dba Pecan Hollow Golf for the Parks & Recreation Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2022-0458-AC, Modification No. 1) **Approved**

Approval of Change Order

(e) To approve an increase to the current awarded contract amount of $3,347,634 by $711,337 for a total contract amount of $4,058,971 for Pecan Hollow Golf Course Erosion Control for Holes 6 and 7, Project No. ENG-D-7419.1, from Cardinal Strategies Construction Services, LLC for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2025-0366-B; Change Order No. 1) **Approved**

Approval of Expenditure

(f) To ratify an expenditure in the amount of $180,796 for Emergency Repair at Shiloh Pump Station from Ruts Construction LLC for the Public Works Department; and authorizing the City Manager to execute all necessary documents. **Approved**

(g) To approve an expenditure for the emergency repair of Fire Ladder Truck 5 in the amount of $280,000 from Siddons-Martin for Fleet Services; and authorizing the City Manager to execute all necessary documents. **Approved**

(h) To approve an expenditure for engineering professional services for Russell Creek at Watters Creek Golf Course Water & Sewer Improvements, Project No. ENG-SS-00010, in the amount of $331,500 from Kimley-Horn and Associates, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. **Approved**

Adoption of Resolutions

(i) To amend Resolution No. 2016-9-17(R) designating the City of Plano as a HIPAA Hybrid Entity in compliance with the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), to remove the appointment term and reference to Section 121.023 of the Texas Health and Safety Code and to update the City Departments designated as health care components of the City's hybrid entity; and providing an effective date. **Adopted Resolution No. 2026-5-4(R)**

(j) To approve the Investment Portfolio Summary for the quarter ended March 31, 2026; and providing an effective date. **Adopted Resolution No. 2026-5-5(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) Consideration to approve RFQ No. 2026-0152-B Construction Manager-At-Risk for the City of Plano Public Safety Campus for Special Projects to Swinerton Builders in the amount of $140,000,000; and authorizing the City Manager to execute all necessary documents. **Approved**

(2) Consideration of an Ordinance to amend Section 8-3, City Ambulance Service, of Article I, In General, of Chapter 8, Fire Prevention and Protection, of the Code of Ordinances of the City of Plano to establish user fees for certain City Ambulance Services; and providing a repealer clause, a severability clause, a savings clause, and an effective date. **Adopted Ordinance No. 2026-5-6**

(3) Public Hearing and consideration of an Ordinance as requested in Zoning Case 2026-003 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 1.4 acres of land located at the southeast corner of Legacy Drive and Parkwood Boulevard in the City of Plano, Collin County, Texas, from Commercial Employment to Planned Development-73-Commercial Employment and establishing modified development standards for a plaza with a sculptural structure incorporating stealth commercial antennas; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Petitioner: TRQ Plano, LLC **Conducted and adopted Ordinance No. 2026-5-7**

(4) Public Hearing and consideration of an Ordinance as requested in Zoning Case 2025-017 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Heritage Landmark Designation No. H-1 on 3.8 acres of land located on the southeast corner of 15th Street and Pitman Drive in the City of Plano, Collin County, Texas, to modify development standards; 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. **Conducted and adopted Ordinance No. 2026-5-8**

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: 5/26/2026

DEPARTMENT: City Secretary

DIRECTOR: Lisa Henderson, City Secretary

AGENDA ITEM:

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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RECOMMENDED ACTION: Location Link

CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/26/2026
DEPARTMENT: City Secretary
DIRECTOR: Lisa Henderson, City Secretary
AGENDA ITEM: Approval of Minutes
RECOMMENDED ACTION: Approval of Minutes

ITEM SUMMARY

May 11, 2026
Approved

ATTACHMENTS:

Description	Upload Date	Type
Preliminary Open Meeting Minutes	5/18/2026	Minutes
Regular Meeting Minutes	5/18/2026	Minutes

PLANO CITY COUNCIL
PRELIMINARY OPEN MEETING
May 11, 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
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor Muns called the meeting to order at 5:00 p.m., Monday, May 11, 2026, in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue, Plano, Texas. 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; discuss Economic Development matters, Section 551.087; and discuss Personnel matters, Section 551.074; for which a certified agenda will be kept in the office of the City Secretary for a period of two years as required. The Council convened into Executive Session at 5:07 p.m.

Mayor Muns reconvened the meeting back into the Preliminary Open Meeting at 6:12 p.m.

- **Consideration and action resulting from Executive Session discussion:**
  Personnel - Reappointment
  a) North Texas Municipal Water District Board – Member
     Upon a motion made by Councilmember Downs and seconded by Deputy Mayor Pro Tem Horne, the Council voted 8-0 to reappoint Ron Kelley as a Board Member.
- **Discussion and direction re: Request for Extension of Line of Duty Leave -Captain Michael Waterstradt**
  Upon a motion made by Deputy Mayor Pro Tem Horne and seconded by Councilmember Downs, the Council voted 8-0 to extend the line of duty leave by six months.

- **Discussion & Direction re: Texas Municipal League & National League of Cities Nomination**
- **Departmental Overview - Public Works Maintenance Operations (Water, Sewer, Streets, Sidewalks, Drainage and Traffic)**
- **Consent and Regular Agendas**
- **Council items for discussion/action on future agendas**

With no further discussion, the Preliminary Open Meeting adjourned at 6:32 p.m.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

PLANO CITY COUNCIL
REGULAR MINUTES
May 11, 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
Paige Mims, City Attorney
Lisa C. Henderson, City Secretary

Mayor Muns convened the Council into the Regular Session on Monday, May 11, 2026, at 7:00 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Invocation and Pledge

President Lauralea Moline - Plano Stake Relief Society of the Church of Jesus Christ of Latter-day Saints led the invocation and BSA Troop 295 led the Pledge of Allegiance and Texas Pledge.

Proclamations and Special Recognitions

Proclamation: Public Works Week is May 17-23, 2026, where we recognize the substantial contributions made by our public works professionals.

Proclamation: May is National Historic Preservation Month.

Proclamation: Memorial Day is May 25, 2026.

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

April 27, 2026
April 30, 2026 Joint Council & PISD Board
(Consent Agenda Item "A")

Approval of Expenditures

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

RFQ No. 2026-0013-X for a Police Training Center for Special Projects to Brinkley Sargent Wiginton Architects, Inc. in the amount of $5,662,588; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "B")

RFB No. 2026-0177-B for two (2) Animal Control Pickup Trucks for Animal Services to Sam Packs Five Star Ford in the estimated amount of $164,710; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "C")

RFB No. 2026-0279-ER for the initial term of $2,566,690 or two (2) years, whichever occurs first, with two (2) City optional renewals for Arterial Concrete Requirements Repair - 2026, Project No. PW-S-00037, for the Public Works Department to Garret Shields Infrastructure in the amount of $2,566,690 for each term; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "D")

Purchase from an Existing Contract

To approve the purchase of ammunition for the Police Department in the estimated amount of $130,800 from Precision Delta Corporation through an existing contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 798-26) (Consent Agenda Item "E")

To ratify an expenditure for the purchase of emergency vehicle equipment in the amount of $103,616 and approve an estimated amount of $250,000 for additional emergency vehicle equipment for a contract term of five (5) months for a total contract amount of $353,616 from Defender Supply LLC for the Police Department; and authorizing the City Manager to execute all necessary documents. (Tarrant County Contract No. F2024117) (Consent Agenda Item "F")

To approve the purchase of one (1) Heavy Rescue Truck for Plano Fire-Rescue in the amount of $1,322,525 from Siddons-Martin Emergency Group, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (BuyBoard Contract No. 746-24) (Consent Agenda Item "G")

To approve the purchase of ServiceNow software maintenance for a one (1) year contract for Technology Solutions in the amount of $104,217 from Carahsoft Technology Corp; and authorizing the City Manager to execute all necessary documents. (Texas Department of Information Resources Contract No. DIR-CPO- 5687) (Consent Agenda Item "H")

To approve the purchase of licensing and maintenance for JD Edwards and PeopleSoft systems for a one (1) year contract with four (4) automatic one-year renewals for Technology Services in the estimated total amount of $3,881,082 from Oracle America, Inc. through an existing contract; and authorizing the City Manager to execute all necessary documents. (Texas Department of Information Resources Contract No. DIR-CPO-5439) (Consent Agenda Item "I")

Approval of Change Order

To approve an increase to the current awarded contract amount of $2,616,143 by $165,879 for a total contract amount of $2,782,021 for Intersection Improvements - Legacy Drive & SH121 (Site 1), SH121 at JP Morgan Driveway (Site 2), Corporate Drive & Legacy (Site 3), Corporate Drive at Tennyson Parkway (Site 4), Project No. ENG-S-00003, to XIT Paving and Construction, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2025-0372-B; Change Order No. 3) (Consent Agenda Item "J")

Approval of Expenditure

To approve an expenditure for landscape architect professional services for Mendomi Park Development, Project No. PKR-P-00121, in the amount of $506,792 from Studio Outside LLC for the Parks and Recreation Department; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "K")

To approve an expenditure for Enterprise Computer Aided Dispatch software maintenance for a one (1) year contract with four (4) City optional one-year renewals in the estimated total amount of $2,199,622 from CentralSquare Technologies, LLC for Technology Solutions; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item "L")

Approval of Contract / Agreement

To approve an Interlocal Agreement for a one (1) year contract with nine (9) one-year automatic renewals between the City of Plano, the City of Allen, and the City of Lavon for the use of the Plano and Allen Joint Radio Communications System for Technology Solutions; and authorizing the City Manager to execute all necessary documents. (City of Plano Contract No. 2026-0228-I) (Consent Agenda Item "M")

Adoption of Resolutions

Resolution No. 2026-5-1(R): To declare official intent to reimburse certain expenditures made prior to the issuance of tax-exempt obligations, and providing an effective date. (Consent Agenda Item "N")

End of Consent

Public Hearing and adoption of Ordinance No. 2026-5-2 to amend City of Plano Ordinance No. 2025-6-14, codified as Article II, Building Code, of Chapter 6 of the Code of Ordinances; amending Sections 202 and 3006.2 of the Code to revise provisions regarding roof occupation of high rise and elevator hoistway door protection; and providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date. (Regular Item "1")

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

Public Hearing and adoption of Ordinance No. 2026-5-2 (Cont'd.)

MOTION: Upon a motion made by Deputy Mayor Pro Tem Horne and seconded by Councilmember Kehr, the Council voted 8-0 to amend City of Plano Ordinance No. 2025-6-14, codified as Article II, Building Code, of Chapter 6 of the Code of Ordinances; amending Sections 202 and 3006.2 of the Code to revise provisions regarding roof occupation of high rise and elevator hoistway door protection; and further to adopt Ordinance No. 2026-5-2.

Public Hearing and adoption of Ordinance No. 2026-5-3 to amend City of Plano Ordinance No. 2025-6-10 codified as Article XVIII, Energy Conservation Code, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances; deleting Section C405.15 of the Code regarding renewable energy system; providing a repealer clause, a severability clause, a savings clause, a penalty clause, a publication clause and an effective date. (Regular Item "2")

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

MOTION: Upon a motion made by Councilmember Kehr and seconded by Deputy Mayor Pro Tem Horne, the Council voted 8-0 to amend City of Plano Ordinance No. 2025-6-10 codified as Article XVIII, Energy Conservation Code, of Chapter 6, Buildings and Building Regulations, of the Code of Ordinances; deleting Section C405.15 of the Code regarding renewable energy system; and further to adopt Ordinance No. 2026-5-3.

Comments of Public Interest

Gia Vadaria invited Council to participate in the BAPS walkathon.
Kyle McGeehan spoke to data center concerns.
V. Krystal Curry requested resolution of the ongoing issues she spoke to at a previous meeting.
Mark Tuttle spoke to the 15th Street Hologram Experience.
Bill Lisle spoke to his history with the City.

With no further discussion, the Regular City Council Meeting adjourned at 7:38 p.m.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

CITY COUNCIL AGENDA MEMO

MEETING DATE:	5/26/2026
DEPARTMENT:	Public Works-CIP Construction
DIRECTOR:	Abby Owens, Director of Public Works
AGENDA ITEM:	Award RFB No. 2026-0252-B Arterial Concrete Repair Park Boulevard - Preston Road to Independence Parkway, Project No. PW-S-00028
RECOMMENDED ACTION:	Award/Rejection of Bid/Proposal

ITEM SUMMARY

RFB No. 2026-0252-B Arterial Concrete Repair Park Boulevard - Preston Road to Independence Parkway, Project No. PW-S-00028, for the Public Works Department to ICOS Management, LLC in the amount of $3,193,250; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

Public Works recommends the bid for RFB No. 2026-0252-B Arterial Concrete Repair - Park Boulevard - Preston Road to Independence Parkway, Project No. PW-S-00028, be awarded to ICOS Management, LLC in the amount of $3,193,250; to be accepted as the lowest responsive and responsible bid for the project, conditioned upon timely execution of all necessary documents. A total of 2,789 vendors were notified of the bid, ten (10) submitted a "No Bid" and eleven (11) bids were submitted.

This project involves the repair of an estimated 29,900 square yards of arterial concrete, 10,500 square feet of sidewalk, and 35 barrier-free ramps located on Park Boulevard, between Preston Road and Independence Parkway.

Public Works employs three options for different types of pavement repair needs. City staff typically handle smaller isolated repairs of significantly damaged streets, sidewalks, and alleys. Utilizing City crews for these areas is more cost-effective than a third party due to costs of mobilization and economy of scale. Next, requirements projects use location-based work orders to address moderately sized areas needing repair. City staff create work orders for these areas with higher quantities of concrete repair and traffic control than City crews can address. Finally, larger areas of repair, such as this project, are bid as separate contracts for arterial rehabilitation projects that cover several miles of infrastructure. Staff inspect the construction activities to ensure work is being performed to City specifications.

Public Works staff evaluate both the effectiveness of our street projects and feasibility to do more work with Public Works staff. At this time, sufficient yard/storage space, staff space, and equipment are not available for City staff to perform larger pavement rehabilitation projects, such as this arterial rehabilitation project, and still address isolated areas for repair that cost the City more for private contractors to complete.

If this project is not awarded, the areas located on Park Boulevard between Preston Road and Independence Parkway will not be repaired. This will result in elevated maintenance and replacement costs in the future. In addition, existing ADA compliance issues will not be repaired, leaving pedestrian facilities in an unsafe condition.

Engineer's estimate for this project is $3,500,000.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2025-26 Street Improvements CIP and is planned for future years as well. Construction services for Arterial Concrete Repair - Park Boulevard - Preston Road to Independence Parkway, Project No. PW-S-00028, in the total amount of $3,193,250, will leave a balance of $331,750 for future expenditures.

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

ATTACHMENTS:

Description	Upload Date	Type
Bid Recap	4/24/2026	Bid Recap
Location Map	5/8/2026	Map

CITY OF PLANO

RFB CIP

Bid No. 2026-0252-B

Arterial Concrete Repair - Park Boulevard - Preston Road to Independence Parkway
Project No. PW-S-00028

Bid Recap

Bid Opening Date/Time: Thursday, March 19, 2026 @ 2 p.m.

Number of Vendors Notified: 2,789

Number of Vendors Submitting "No Bids": 10

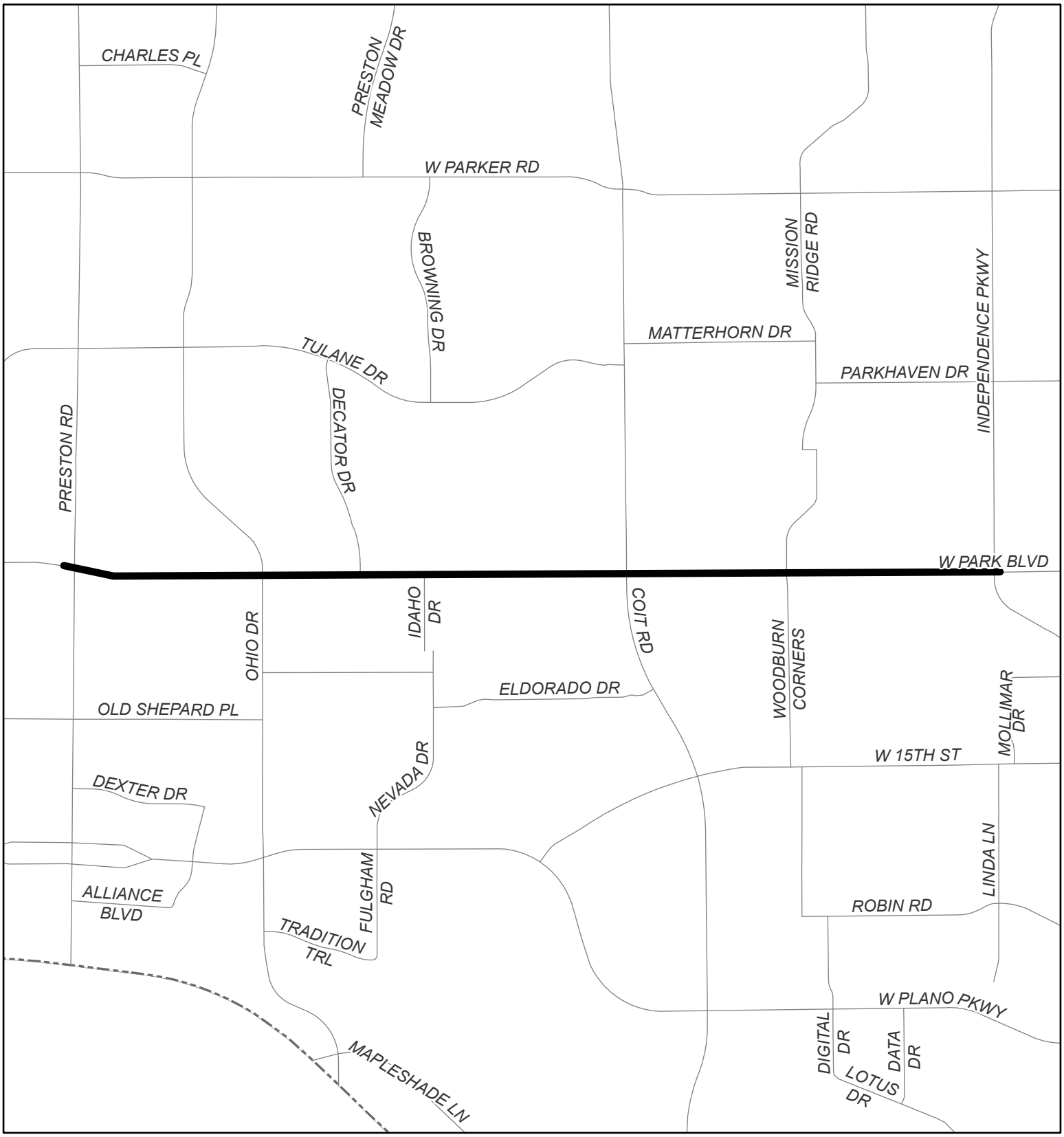
Number of Non-Responsive Bids Submitted: 0

Number of Responsive Bids Submitted: 11

Vendor:	Total Bid
ICOS Management, LLC	$3,193,250.00
Garret Shields Infrastructure, LLC	$3,232,750.00
Austin Raymond Construction dba Texas Civil Construction	$3,448,875.00
Cam-Crete Contracting, Inc.	$3,639,550.00
Tejas Cutters, LLC	$3,929,824.43
Vernara, LLC	$3,963,600.00
Jim Bowman Construction Company, L.P.	$3,993,948.50
HQS Construction, LLC	$4,248,400.00
Grey Sky Construction, LLC	$4,308,325.00
Camino Construction, L.P.	$4,717,550.00
Muniz Construction, Inc.	$4,967,950.00

Recommended Vendor:

ICOS Management LLC	$3,193,250.00

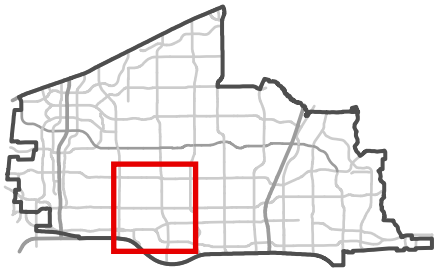


0 800 1,600
Feet

Arterial Concrete Repair - Park Boulevard
Preston Road to Independence Parkway

Project No. PW-S-00028

Project Location



City of Plano BI-GIS Division
May 2026

CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/26/2026
DEPARTMENT: Police
DIRECTOR: Ed Drain, Chief of Police
AGENDA ITEM: Purchase of Police Vests for the Police Department
RECOMMENDED ACTION: Purchase from Existing Contract

ITEM SUMMARY

To approve the purchase of police vests for the Police Department in the estimated amount of $1,000,000 from MES Service Company, LLC through an existing contract; and authorizing the City Manager to execute all necessary documents. (Sourcewell Contract No. 010424-MES) **Approved**

BACKGROUND

The Plano Police Department respectfully requests approval to purchase rifle-rated body armor systems for all sworn officers. This package will include soft body armor, a rifle-rated ceramic plate, a concealable carrier for dress uniforms, and two external carriers designed for daily wear. The proposed equipment will enable officers to maintain continuous rifle-level protection throughout their entire shift.

Currently, officers are not equipped with body armor that provides rifle-rated protection during routine duty. Given the evolving threat environment and increased prevalence of high-powered firearms, equipping personnel with enhanced protection is a critical officer safety initiative.

The Department also recommends continuing to utilize our current vendor, MES Service Company, LLC, for procurement and fitting services. The existing process allows vendor specialists to conduct on-site measurements at Department facilities, ensuring proper fit, coverage, and comfort. Additionally, equipment is delivered directly to officers at their duty location, minimizing disruption to operations. Transitioning to a non-local vendor would require officers to travel offsite for fittings, resulting in lost work time and decreased efficiency.

All sworn officers will be issued a complete armor system, including:

- Two external carriers (configuration options available with and without molle)
- Soft body armor (level II and level III protection options available)
- One concealable carrier for dress uniform
- One rifle-rated ceramic plate

The estimated cost per officer is approximately $2,500. Outfitting all 400 sworn officers is projected to cost approximately $1,000,000.

This investment directly enhances officer safety, readiness, and the Department's ability to respond effectively to high-threat incidents. Approval of this request will ensure that all sworn personnel are equipped with modern, rifle-rated protective equipment consistent with current law enforcement best practices.

The Department is requesting to use current equipment replacement funds for this purchase.

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. 010424-MES & City of Plano Contract No. 2026-0435-O)

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the FY 2025-26 Police Equipment Replacement Fund. This request is to purchase rifle-rated body armor systems for all sworn officers in the estimated amount of $1,000,000. The vests have a five (5) year expiration and will be placed on a replacement cycle within the Police Equipment Replacement Fund.

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

CITY COUNCIL AGENDA MEMO

MEETING DATE:	5/26/2026
DEPARTMENT:	Parks
DIRECTOR:	Ron Smith, Director of Parks and Recreation
AGENDA ITEM:	Pecan Hollow Golf Course and Pro Shop Management Services Agreement
RECOMMENDED ACTION:	Approval of Contract Modification

ITEM SUMMARY

To approve the renewal of the Pecan Hollow Golf Course and Pro Shop Management Services Agreement for four (4) years with an option for one four (4) year automatic renewal from Plano Golf Course, Inc. dba Pecan Hollow Golf for the Parks & Recreation Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2022-0458-AC, Modification No. 1) **Approved**

PREVIOUS ACTION/PRESENTATION

June 13, 2022, City Council approved an expenditure for management services at the Pecan Hollow Golf Course from Plano Golf Course, Inc. dba Pecan Hollow Golf.

BACKGROUND

PGA Golf Professional Steve Heidelberg (Plano Golf Course, Inc. dba Pecan Hollow Golf) has managed Pecan Hollow Golf Course and Pro Shop under contract since 1994, maintaining an excellent service record with the City of Plano. The current agreement is set to expire on June 15, 2026, and may be renewed upon approval by the City Manager and City Council. Any renewal, including its terms, is subject to their approval.

Mr. Heidelberg has demonstrated strong leadership and a commitment to customer service, resulting in a high level of customer loyalty at Pecan Hollow Golf Course and Pro Shop. Over the past four years, the course has achieved record daily rounds with minimal, if any, complaints. Mr. Heidelberg's ability to deliver service consistent with the City of Plano's high standards is noteworthy.

Compensation for services provided by Mr. Heidelberg under any renewal will remain consistent with the current agreement. The Golf Course Fund will continue to receive 100% of green fees and 5% of all additional revenue generated from facility operations.

It is the Department's recommendation to approve the renewal of the Management Services Agreement, 2022-0458-AC Pecan Hollow Golf Course and Pro Shop Management, by and between Steve Heidelberg, PGA Professional, and the City of Plano. The approval supports the continued success of Pecan Hollow Golf Course and Pro Shop and the high level of satisfaction among its users.

Not approving the renewal and initiating a new bidding process for a golf professional could jeopardize the course's ongoing success and operational stability.

The City is exempt from the competitive bid process for this purchase as allowed by Texas Local Government Code Chapter 252 Subchapter B Section 252.022(a)(4). (City of Plano Contract No. 2022-

0458-AC)

FINANCIAL SUMMARY/STRATEGIC GOALS

This request is to approve the renewal of the Management Services Agreement for the Pecan Hollow Golf Course and Pro Shop Management for four (4) years with an option for one four (4) year automatic renewal. Compensation for services provided by the contractor under any renewal will remain consistent with the current agreement. The Municipal Golf Course Fund will continue to receive 100% of green fees and 5% of all additional revenue generated from facility operations.

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: 5/26/2026
DEPARTMENT: Engineering-CIP
DIRECTOR: B. Caleb Thornhill, P.E., Director of Engineering
AGENDA ITEM: Approve an increase in the amount of $711,337 for Pecan Hollow Golf Course Erosion Control for Holes 6 and 7, Project No. ENG-D-7419.1
RECOMMENDED ACTION: Approval of Change Order

ITEM SUMMARY

To approve an increase to the current awarded contract amount of $3,347,634 by $711,337 for a total contract amount of $4,058,971 for Pecan Hollow Golf Course Erosion Control for Holes 6 and 7, Project No. ENG-D-7419.1, from Cardinal Strategies Construction Services, LLC for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2025-0366-B; Change Order No. 1) **Approved**

PREVIOUS ACTION/PRESENTATION

On September 8, 2025, City Council approved RFB No. 2025-0366-B for Pecan Hollow Golf Course Erosion Control for Holes 6 and 7, Project No. ENG-D-7419.1, for the Engineering Department to Cardinal Strategies Construction Services, LLC in the amount $3,347,634.

BACKGROUND

The Engineering Department recommends approval of Change Order No. 1 for the increase in the construction contract with Cardinal Strategies Construction Services, LLC in the amount of $711,337 for the Pecan Hollow Golf Course Erosion Control for Holes 6 and 7.

During excavation, unforeseen soil and groundwater conditions along the streambank required additional geotechnical investigation and resulted in changes to the retaining wall foundation design. Change Order No. 1 covers the scope of work required to construct the revised foundation in response to the challenging soil conditions. The revised work includes deeper excavation, added foundation material, special shoring support and continuous dewatering.

This change order also includes the installation of filter fabric for backfill, irrigation repairs from relocating the adjacent golf cart path, and a cost reduction for turf reinforcement mat due to material change.

If this change order is not approved, ongoing streambank erosion will continue to encroach upon golf course infrastructure, pose safety risks to users, and lead to increases in maintenance costs.

FINANCIAL SUMMARY/STRATEGIC GOALS

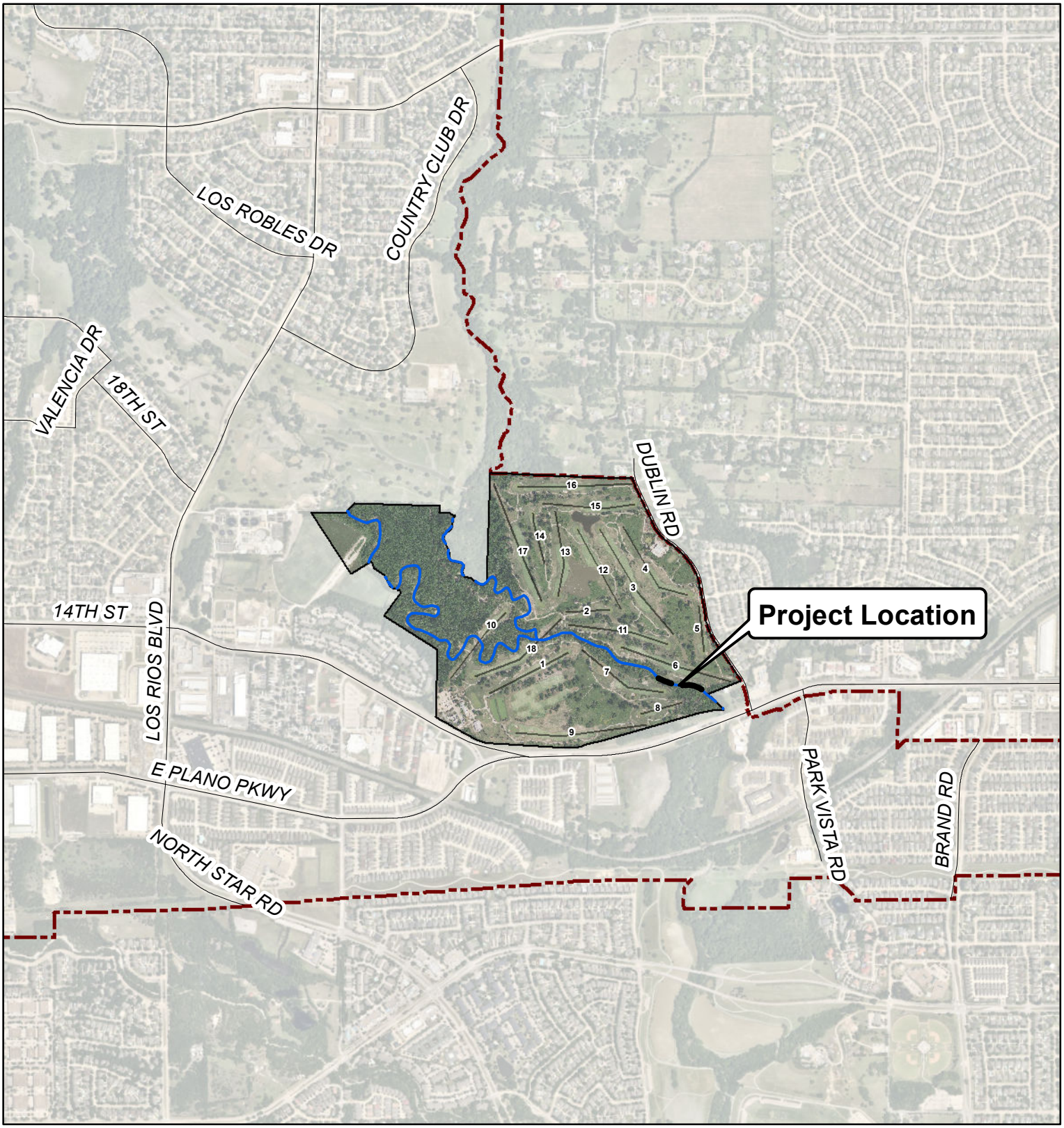
Funding for this item is available in the Municipal Drainage CIP and is planned for future years, as well. The first change order to the construction contract with Cardinal Strategies Construction Services, LLC for the Pecan Hollow Golf Course Erosion Control for Holes 6 and 7 project, in the total amount of $711,337, will leave a balance of $416,266 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	5/7/2026	Map



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Miles

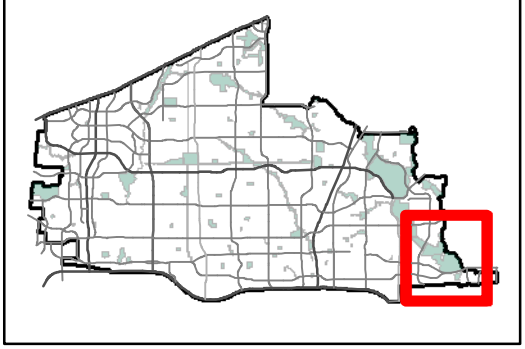
Plano
City of Excellence

City of Plano Park Planning Division
10/24/2022

Location Map

Pecan Hollow Golf Course Erosion Control Holes 6 and 7

Project No. 7419.1



TinaB 10/24/2022 L:\worduser\MXDs\Location Maps\Pecan Hollow Golf Course Erosion Control Holes 6 and 7, Project No. 7419.1.mxd

CITY COUNCIL AGENDA MEMO

MEETING DATE:	5/26/2026
DEPARTMENT:	Public Works-CIP Construction
DIRECTOR:	Abby Owens, Director of Public Works
AGENDA ITEM:	Ratify expenditure in the amount of $180,796 for Emergency Repair at Shiloh Pump Station
RECOMMENDED ACTION:	Approval of Expenditure

ITEM SUMMARY

To ratify an expenditure in the amount of $180,796 for Emergency Repair at Shiloh Pump Station from Ruts Construction LLC for the Public Works Department; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

During the week of April 7, 2026, staff identified a leak at the Shiloh Pump Station (1405 Del Sol Drive). Initial evaluation determined that replacement of a critical 24-inch valve was necessary to isolate the ground storage tank and locate the source of the leak. Due to the urgency of the situation, including forecasted rainfall and potential impacts to the ground storage tank, the City Manager authorized an Unforeseen Work Order to Ruts Construction LLC in the amount of $93,845 to proceed with immediate replacement.

The valve replacement was completed on April 13, 2026, allowing staff to isolate the system and determine the leak was located on the south side of the isolation valve, outside of the initial excavation area. As-built documents indicated substantial concrete casing and thrust blocking in this area, which would require extended excavation to access the affected infrastructure. Due to the complexity of the repair, the extent of excavation required, and current staffing limitations, staff proceeded with the contractor already mobilized on-site to expedite repairs and avoid additional mobilization costs. Council was notified of the ongoing repairs through a memo sent on April 16, 2026.

The source of leak was identified and two of the four suction lines were replaced on April 24, 2026. The additional excavation, leak repair, and line replacement was $86,951, bringing the total cost for Ruts Construction LLC to complete the valve replacement and leak repair to $180,796. We are seeking Council ratification for this unforeseen expenditure now that all repairs are complete.

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) a procurement necessary to preserve or protect the public health or safety of residents. Section 252.022(a)(3) a procurement necessary because of unforeseen damage to public machinery, equipment, or other property.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2025-26 Water CIP. Ratification of the expenditure for emergency repairs for the Shiloh Pump Station in the total amount of $180,796 will leave a current year balance of $419,204 for future expenditures.

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

CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/26/2026
DEPARTMENT: Fleet Services
DIRECTOR: Abby Owens, Director of Public Works
AGENDA ITEM: Emergency Repair of Fire Ladder Truck 5
RECOMMENDED ACTION: Approval of Expenditure

ITEM SUMMARY

To approve an expenditure for the emergency repair of Fire Ladder Truck 5 in the amount of $280,000 from Siddons-Martin for Fleet Services; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

On April 6, 2026, the platform on Fire Ladder Truck 5 was damaged while the vehicle was navigating a roundabout and the front of the platform struck a low-hanging tree limb. Following the incident, Fleet Services coordinated with the fire truck manufacturer to assess the damage and determine the required repairs. The City of Plano submitted a claim to Travelers for the damage.

The manufacturer's engineer determined that significant repairs are necessary, including replacement of the basket weldment and associated structural components. Due to the specialized nature of the equipment and long lead times for parts fabrication, the estimated timeline before repairs can begin is approximately six months. Once repair work begins, completion is expected to require an additional two to three months.

Staff is requesting Council authorization in the amount of $280,000 for the emergency repair of Fire Ladder Truck 5 by Siddons-Martin. This is based on the current repair estimate of $223,902 with a 25% contingency to account for potential additional damage, material cost increases, or unforeseen repair requirements that may be identified once repairs begin. The City has a $25,000 deductible for collision claims and anticipates receiving a settlement payment, minus our deductible, from Travelers.

Fire Ladder Truck 5 is a critical frontline emergency response vehicle. Completing these repairs will restore full operational capability and ensure the continued reliability and safety of the City's fire apparatus fleet.

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)(3). (City of Plano Contract No. 2026-0419-X)

FINANCIAL SUMMARY/STRATEGIC GOALS

This item approves an unbudgeted, unexpected repair to unit 25404, an Aerial Platform Truck assigned to Plano Fire Rescue, in the total estimated amount of $280,000. This repair will be paid by the Fire Department in the General Fund, and the expense will be partially reimbursed through insurance recovery.

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

CITY COUNCIL AGENDA MEMO

MEETING DATE:	5/26/2026
DEPARTMENT:	Engineering-CIP
DIRECTOR:	B. Caleb Thornhill, P.E., Director of Engineering
AGENDA ITEM:	Award an expenditure in the amount of $331,500 for engineering professional services for Russell Creek at Watters Creek Golf Course Water & Sewer Improvements, Project No. ENG-SS-00010
RECOMMENDED ACTION:	Approval of Expenditure

ITEM SUMMARY

To approve an expenditure for engineering professional services for Russell Creek at Watters Creek Golf Course Water & Sewer Improvements, Project No. ENG-SS-00010, in the amount of $331,500 from Kimley-Horn and Associates, Inc. for the Engineering Department; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

The Engineering Department recommends approval of an expenditure in the amount of $331,500 for engineering professional services from Kimley-Horn and Associates, Inc. for the Russell Creek at Watters Creek Golf Course Water & Sewer Improvements. This project includes the design of approximately 500 linear feet of 12-inch water line, approximately 300 linear feet of 12-inch wastewater line including an aerial crossing over Russell Creek, and stream bank stabilization improvements.

Kimley-Horn and Associates, Inc. was deemed most qualified for this project based on their Statement of Qualifications for the Community Investment Program Water and Wastewater Solicitation RFQ No. 2023-0525-XR. Kimley-Horn and Associates, Inc. has previously performed engineering services on similar water rehabilitation and sewer improvement projects for the City of Plano, including the 1) Water Rehabilitation – Kimberlea Additions, 2) Shiloh Road Widening – 14th St. to Park Blvd., 3) Sewer Improvements – Plano Parkway Parallel Interceptor, and 4) Sewer Improvements – Dallas North Trunk Phase 2. The firm has demonstrated expertise in surveying, subsurface utility engineering, and streambank stabilization, all of which are essential to the successful completion of this project.

The project will replace deteriorated ductile iron water and sewer lines at risk of failure and will stabilize eroded streambank outfalls. The current water main crosses under the channel of Russell Creek and has become exposed due to erosion. The sewer line crosses the same creek above ground and has shifted out of alignment after repeated impacts from storm debris.

The benefits of this project include reducing the risk of water and sewer service interruptions, protecting critical utility infrastructure from continued creek erosion and storm debris impacts, and lowering long-term maintenance needs.

Not approving the expenditure would result in the continued deterioration of the water and sewer pipelines, as well as erosion of the drainage outfalls. This could increase the risk of service interruptions, environmental impacts resulting from potential line breaks, and higher costs associated with maintenance

and emergency repairs.

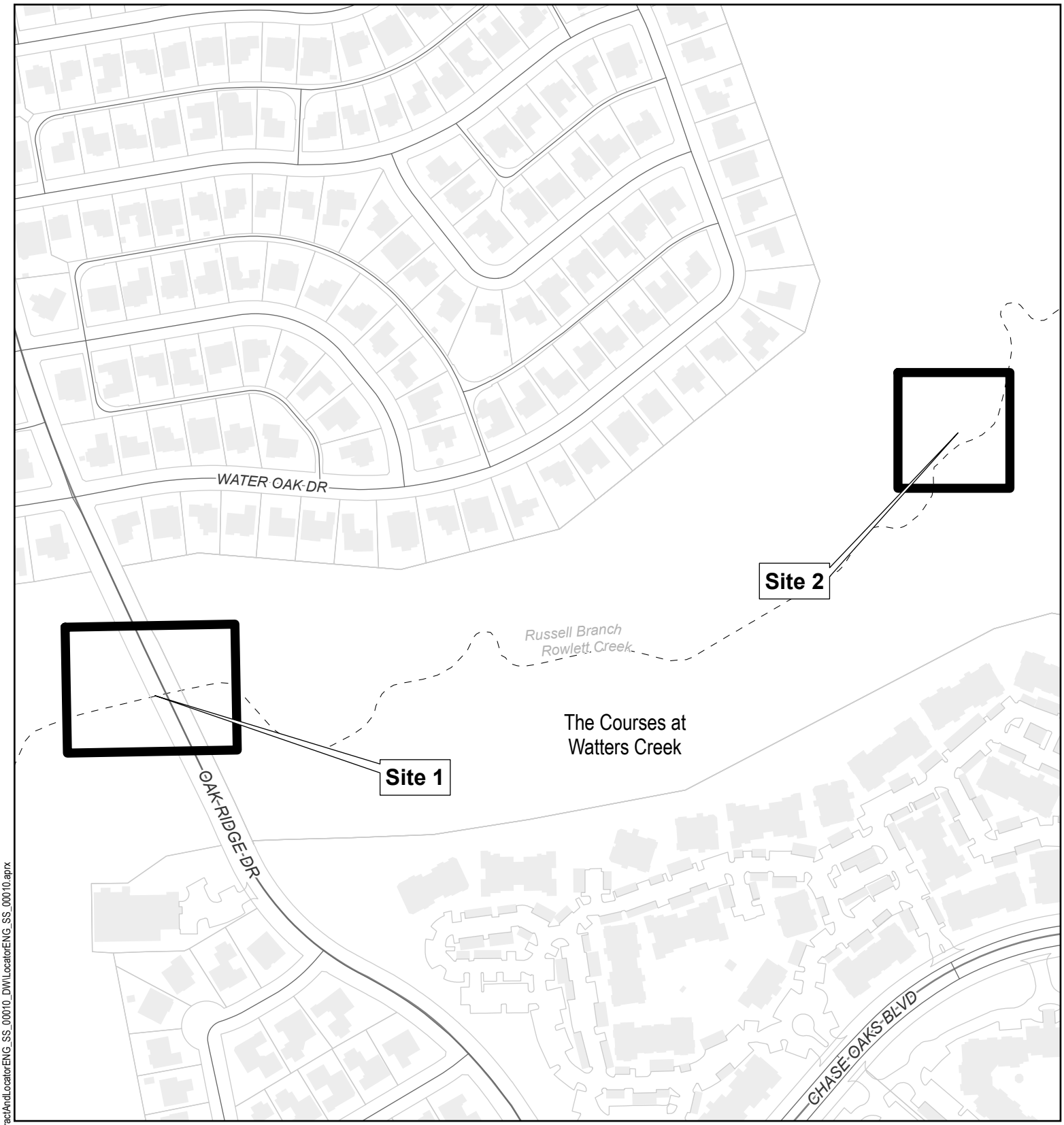
FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2025-26 Sewer CIP and is planned for future years as well. The contract for engineering professional design services for the Russell Creek at Watters Creek Golf Course Water & Sewer Improvements project has a total cost of $331,500 and will utilize all design 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	5/8/2026	Map



0 100 200
Feet

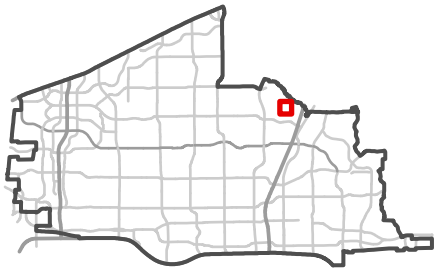
Plano

City of Plano BI-GIS Division
May 2026

Project ENG-SS-00010

Russell Creek at Watters Creek Golf Course
Water & Sewer Improvements

Project Location



mshaw Z:\BI-GIS\Projects\PublicWorks\2026\2026-03-02_DataExtractAndLocatorENG_SS_00010_DWILocatorENG_SS_00010.aprx

CITY COUNCIL AGENDA MEMO

MEETING DATE:	5/26/2026
DEPARTMENT:	Fire
DIRECTOR:	Chris Biggerstaff, Fire Chief
AGENDA ITEM:	Resolution for the Adoption of a Hybrid Entity Designation for Plano Fire-Rescue
RECOMMENDED ACTION:	Adoption of Resolutions

ITEM SUMMARY

To amend Resolution No. 2016-9-17(R) designating the City of Plano as a HIPAA Hybrid Entity in compliance with the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), to remove the appointment term and reference to Section 121.023 of the Texas Health and Safety Code and to update the City Departments designated as health care components of the City's hybrid entity; and providing an effective date. **Adopted Resolution No. 2026-5-4(R)**

PREVIOUS ACTION/PRESENTATION

On September 26, 2016, the City Council adopted Resolution No. 2016-9-17(R), designating the City of Plano as a HIPAA Hybrid Entity in compliance with the Health Insurance Portability and Accountability Act of 1996 ("HIPAA").

BACKGROUND

On September 26, 2016, the City Council adopted Resolution No. 2016-9-17(R), designating the City of Plano as a HIPAA Hybrid Entity in compliance with the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"). Staff recommended amending Resolution No. 2016-9-17(R) to remove Section II the appointment term and reference to Section 121.023 of the Texas Health and Safety Code to conform with federal law and to update Section III to reflect the City Departments designated as health care components of the City's hybrid entity. After consideration of the recommendation of staff and all matters attendant and related thereto, the City Council is of the opinion that it is in the best interest of the City to amend the Resolution as follows.

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 - Hybrid Entity Designation	5/4/2026	Resolution

A Resolution of the City of Plano, Texas, amending Resolution No. 2016-9-17(R) designating the City of Plano as a HIPAA Hybrid Entity in compliance with the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), to remove the appointment term and reference to Section 121.023 of the Texas Health and Safety Code and to update the City Departments designated as health care components of the City's hybrid entity; and providing an effective date.

WHEREAS, on September 26, 2016, the City Council adopted Resolution No. 2016-9-17(R), designating the City of Plano as a HIPAA Hybrid Entity in compliance with the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"); and

WHEREAS, staff recommends amending Resolution No. 2016-9-17(R) to remove Section II the appointment term and reference to Section 121.023 of the Texas Health and Safety Code to conform with federal law and to update Section III to reflect the City Departments designated as health care components of the City's hybrid entity; and

WHEREAS, after consideration of the recommendation of staff and all matters attendant and related thereto, the City Council is of the opinion that it is in the best interest of the City to amend the Resolution as follows.

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

Section I. Section II of Resolution No. 2016-9-17(R) is hereby removed in its entirety.

Section II. Section III of Resolution No. 2016-9-17(R) is hereby amended to read in its entirety as follows:

The following City Departments are hereby designated as health care components of the City's hybrid entity:

(i) City of Plano Fire-Rescue

(ii) City of Plano Human Resources

(iii) City of Plano Technology Services

(iv) City of Plano City Attorney's Office

(v) City of Plano Public Safety Communications

(vi) City of Plano Finance

Section III. All other provisions of Resolution No. 2016-9-17(R) not in conflict with this Resolution shall remain in full force and effect.

Section IV. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED on the 26th day of May, 2026.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

CITY COUNCIL AGENDA MEMO

MEETING DATE:	5/26/2026
DEPARTMENT:	Finance
DIRECTOR:	Denise Tacke, Director of Finance
AGENDA ITEM:	Quarterly Investment Portfolio Summary for the quarter ended March 31, 2026
RECOMMENDED ACTION:	Adoption of Resolutions

ITEM SUMMARY

To approve the Investment Portfolio Summary for the quarter ended March 31, 2026; and providing an effective date. **Adopted Resolution No. 2026-5-5(R)**

FINANCIAL SUMMARY/STRATEGIC GOALS

This item has no financial impact.

Approval of the Quarterly Investment Portfolio Summary supports the City's Strategic Plan Critical Success Factor of Excellent, Innovative, and Accountable City Government.

ATTACHMENTS:

Description	Upload Date	Type
Resolution	5/11/2026	Resolution
Quarterly Investment Portfolio Summary 3.31.26	5/12/2026	Attachment

A Resolution of the City of Plano, Texas, approving the Investment Portfolio Summary for the quarter ended March 31, 2026; and providing an effective date.

WHEREAS, the City Council has been presented the City of Plano's Investment Portfolio Summary for the quarter ended March 31, 2026, a substantial copy of which is attached hereto as Exhibit "A" and incorporated herein by reference (hereinafter called "Investment Portfolio Summary"); and

WHEREAS, the Public Funds Investment Act at Texas Government Code, Section 2256.005, requires the governing body of an investing entity to review its investment policy and investment strategies not less than annually; and

WHEREAS, upon full review and consideration of the Investment Portfolio Summary, and all matters attendant and related thereto, the City Council is of the opinion that the same should be approved.

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

Section I. The City of Plano's Investment Portfolio Summary for the quarter ended March 31, 2026, having been reviewed by the City Council of the City of Plano and found to be acceptable and in the best interests of the City of Plano and its citizens, is hereby in all things approved.

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

PASSED AND APPROVED on the 26th day of May, 2026.

_____
John B. Muns, MAYOR

ATTEST:

_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

City of Plano

INVESTMENT PORTFOLIO SUMMARY

For the Quarter Ended

March 31, 2026

The investment portfolio of the City of Plano is in compliance with the Public Funds Investment Act and the City's Investment Policy and strategies.

City Manager

Director of Finance

Treasurer

Treasury Analyst

Quarterly Investment Report - March 2026

Release Date: March 18, 2026

Available indicators suggest that economic activity has been expanding at a solid pace. Job gains have remained low, and the unemployment rate has been little changed in recent months. Inflation remains somewhat elevated.

The Committee seeks to achieve maximum employment and inflation at the rate of 2 percent over the longer run. Uncertainty about the economic outlook remains elevated. The implications of developments in the Middle East for the U.S. economy are uncertain. The Committee is attentive to the risks to both sides of its dual mandate.

In support of its goals, the Committee decided to maintain the target range for the federal funds rate at 3-1/2 to 3-3/4 percent. In considering the extent and timing of additional adjustments to the target range for the federal funds rate, the Committee will carefully assess incoming data, the evolving outlook, and the balance of risks. The Committee is strongly committed to supporting maximum employment and returning inflation to its 2 percent objective.

In assessing the appropriate stance of monetary policy, the Committee will continue to monitor the implications of incoming information for the economic outlook. The Committee would be prepared to adjust the stance of monetary policy as appropriate if risks emerge that could impede the attainment of the Committee's goals. The Committee's assessments will take into account a wide range of information, including readings on labor market conditions, inflation pressures and inflation expectations, and financial and international developments.

Voting for the monetary policy action were Jerome H. Powell, Chair; John C. Williams, Vice Chair; Michael S. Barr; Michelle W. Bowman; Lisa D. Cook; Beth M. Hammack; Philip N. Jefferson; Neel Kashkari; Lorie K. Logan; Anna Paulson; and Christopher J. Waller. Voting against this action was Stephen I. Miran, who preferred to lower the target range for the federal funds rate by 1/4 percentage point at this meeting.

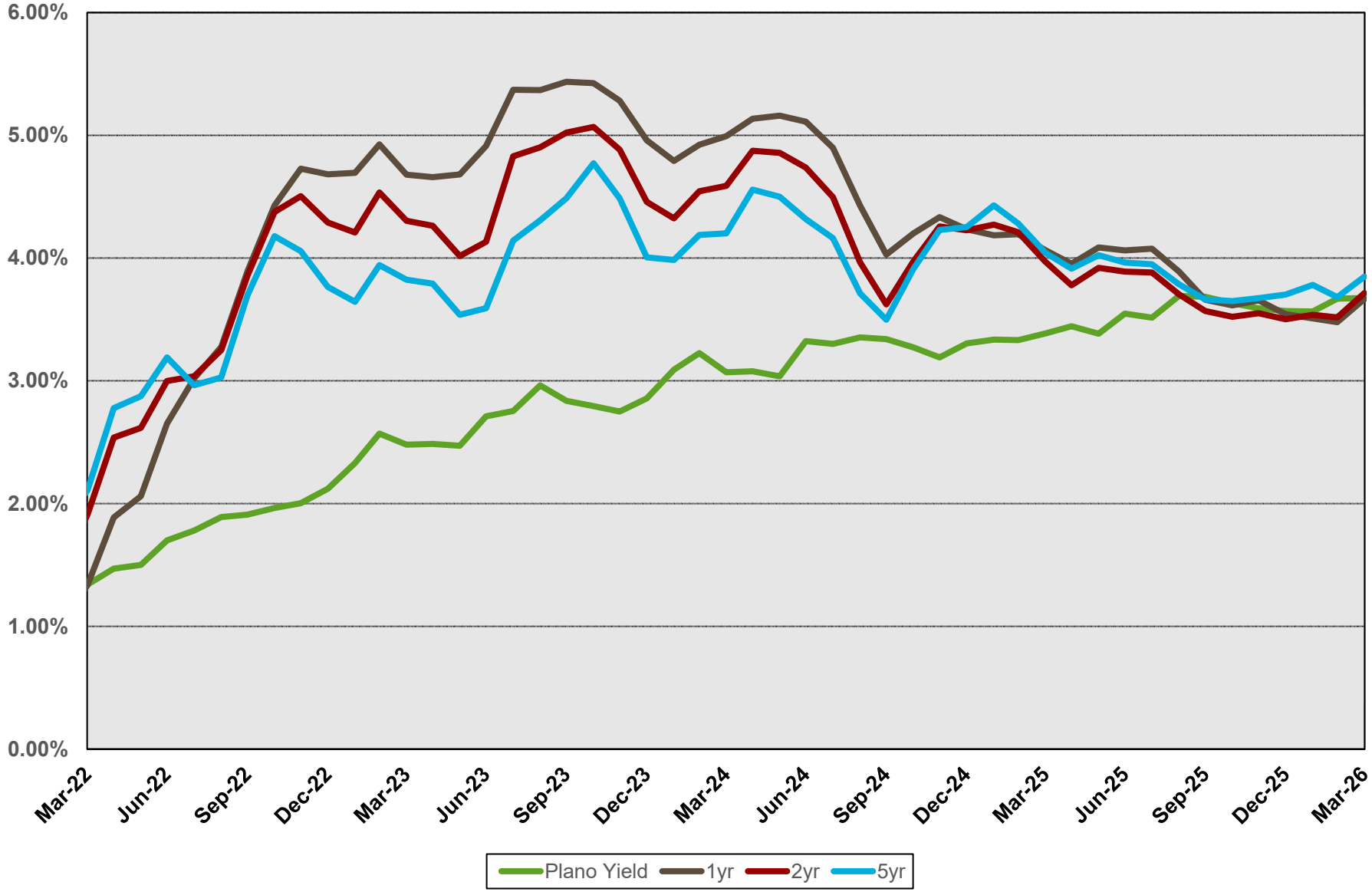
		3/31/2026		12/31/2026	
Asset Type	**Avg Yield**	**End Book Value**	**End Market Value**	**End Book Value**	**End Market Value**
Bank Accounts/Investment Pools	3.57%	208,547,981	208,547,981	118,077,529	118,077,529
Certificates of Deposit/Fixed Term	3.87%	79,402,105	79,402,105	41,402,105	41,402,105
FAMC Bonds	4.02%	96,814,370	96,917,677	79,297,438	80,186,098
FFCB Bonds	4.00%	97,891,386	98,335,123	97,909,219	98,873,059
FHLB Bonds	3.90%	37,993,992	38,077,125	38,029,237	38,382,777
FNMA Bonds	0.98%	30,126,587	29,739,441	30,190,954	29,632,916
T-Notes	0.00%	-	-	29,982,974	29,840,859
Municipal Bonds	3.72%	272,478,782	272,228,329	244,422,748	244,924,552
Totals		823,255,203	823,247,781	679,312,204	681,319,894

Quarter Average Yields*:		**Rolling Twelve Month Average Yields*:**	
Plano Portfolio Yield	3.64%	Plano Portfolio Yield	3.58%
Six Month Treasury Yield	3.64%	Six Month Treasury Yield	3.94%
Two Year Treasury Yield	3.58%	Two Year Treasury Yield	3.67%
TexasDaily Investment Pool Yield	3.70%	TexasDaily Investment Pool Yield	4.06%
Quarter Investment Earnings:**	5,353,949	**Fiscal Year to Date Investment Earnings**:**	12,563,520
Quarter Interest Received & Accrued:	7,084,141	***Fiscal Year to Date Interest Received & Accrued:***	12,951,251

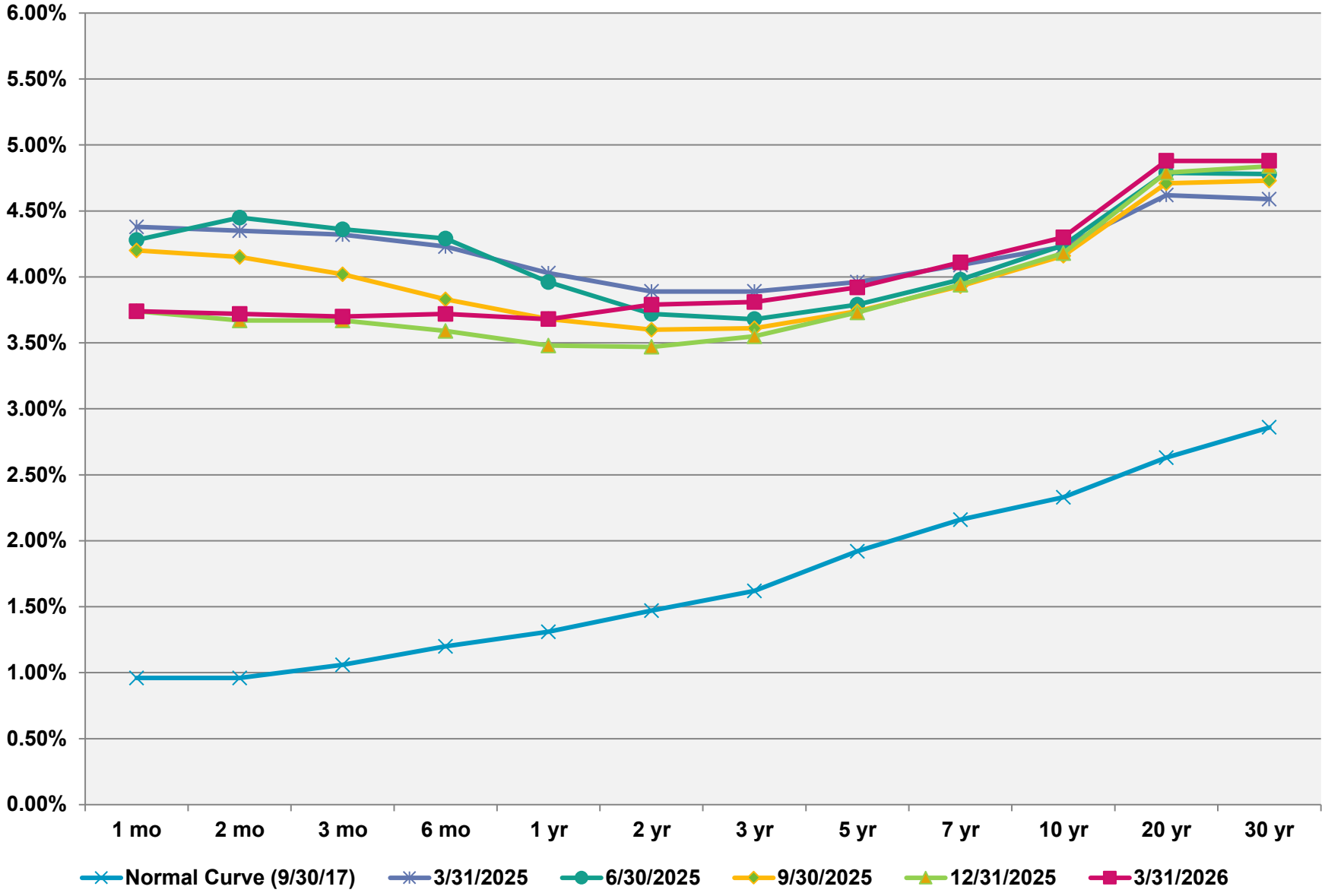
** Simple average calculation using respective month end yields; does not reflect a total return analysis or account for fees.*

*** Interest earnings are obtained from the general ledger - Interest plus/minus Gain or Loss on Investments, Unrealized Gain or Loss and Amortized Premium/Discount.*

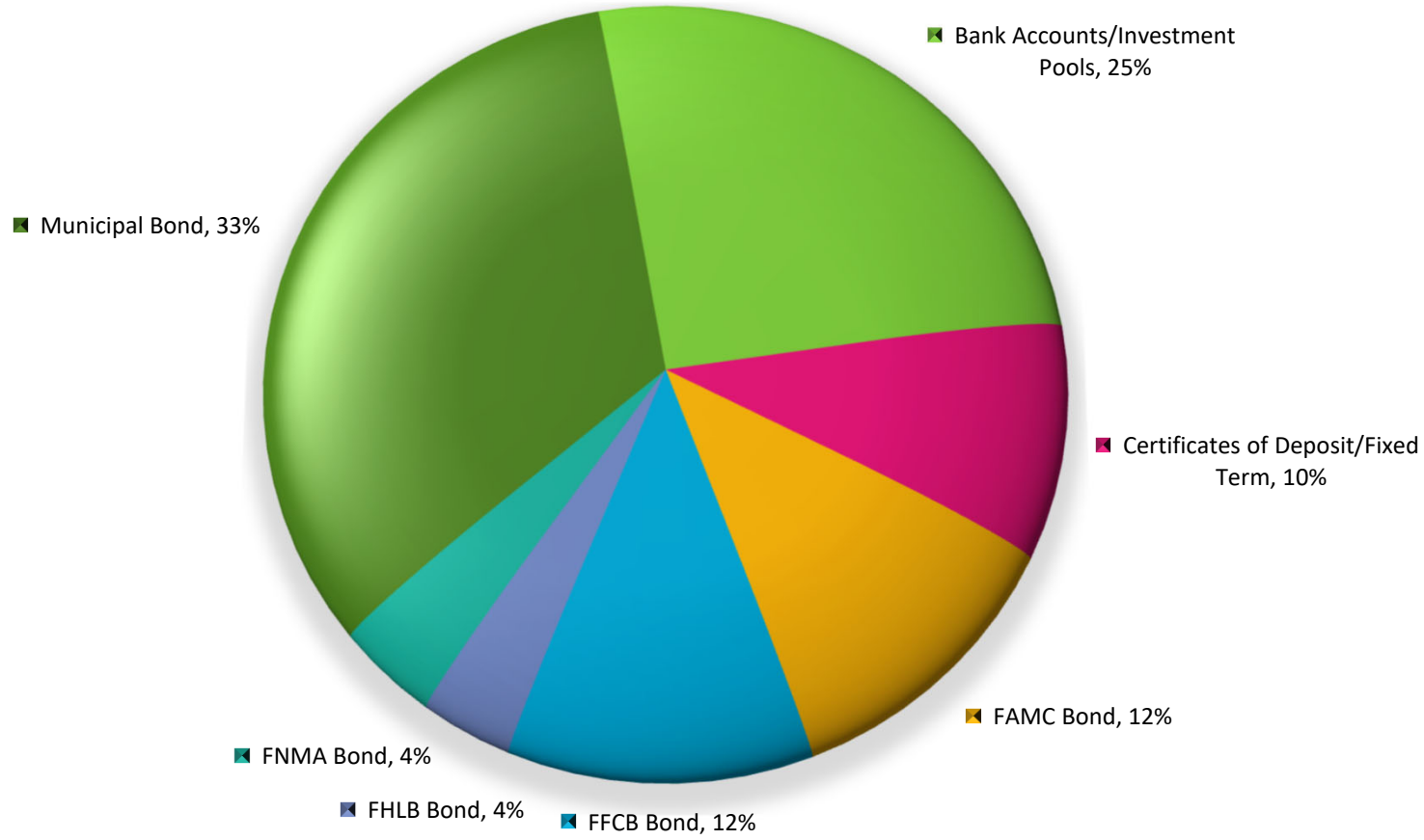
US Treasury and City of Plano Historical Yields



Treasury Yield Curve

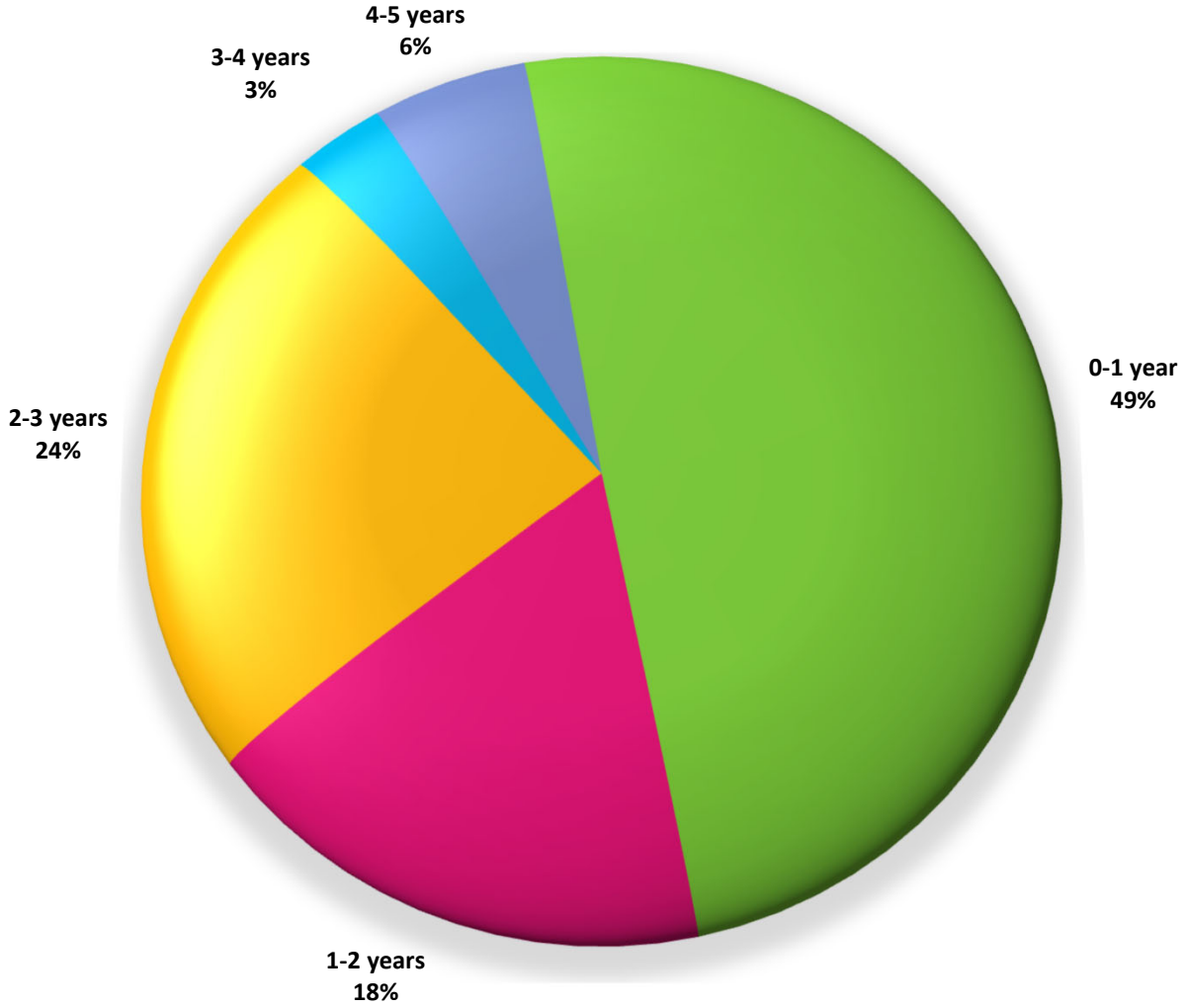


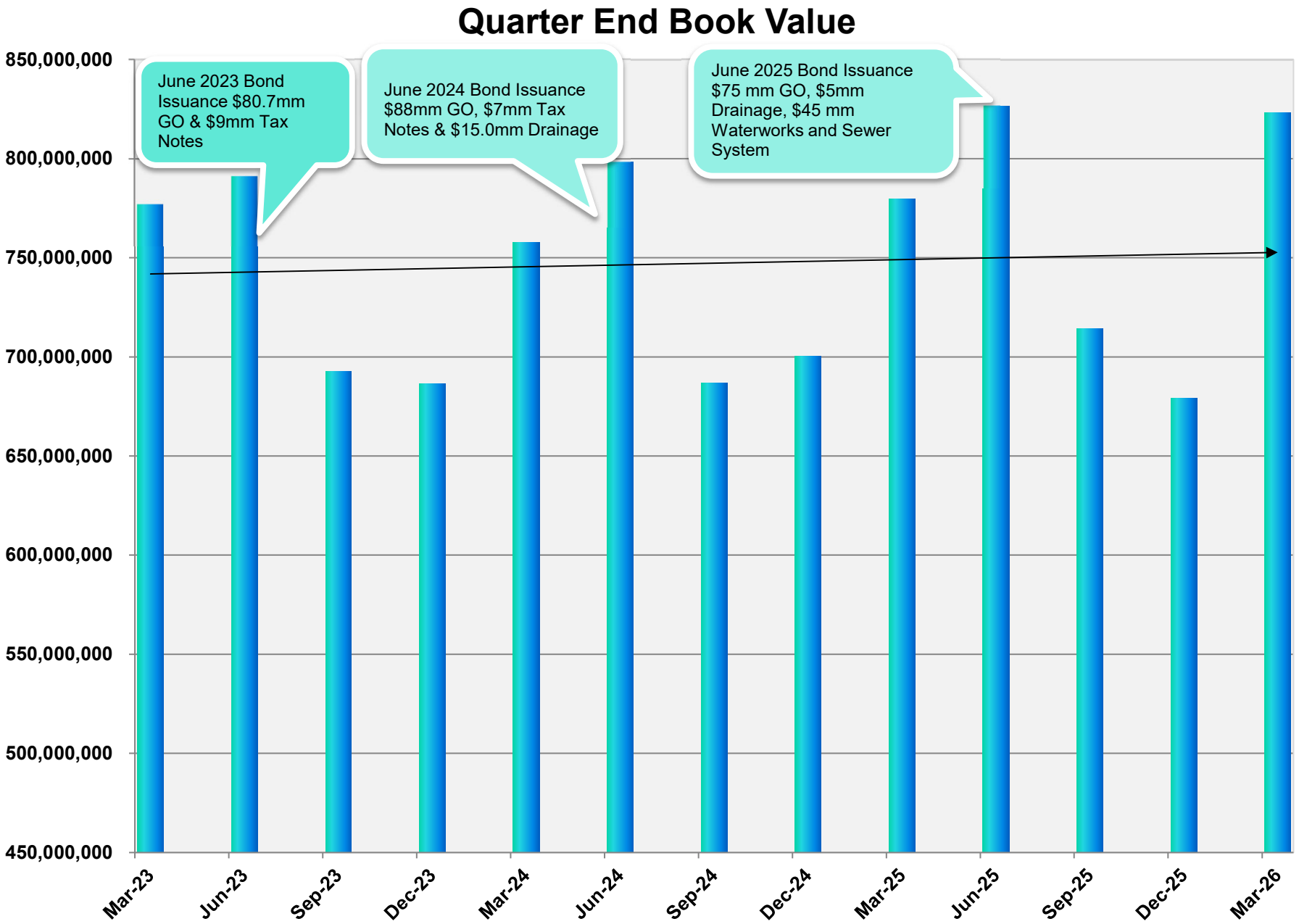
Portfolio Composition
3/31/2026



*US Backed Agency Bonds Total 32%

Portfolio Maturities
3/31/2026




Quarter End Book Value
850,000,000
800,000,000
750,000,000
700,000,000
650,000,000
600,000,000
550,000,000
500,000,000
450,000,000
June 2023 Bond Issuance $80.7mm GO & $9mm Tax Notes
June 2024 Bond Issuance $88mm GO, $7mm Tax Notes & $15.0mm Drainage
June 2025 Bond Issuance $75 mm GO, $5mm Drainage, $45 mm Waterworks and Sewer System
Mar-23
Jun-23
Sep-23
Dec-23
Mar-24
Jun-24
Sep-24
Dec-24
Mar-25
Jun-25
Sep-25
Dec-25
Mar-26

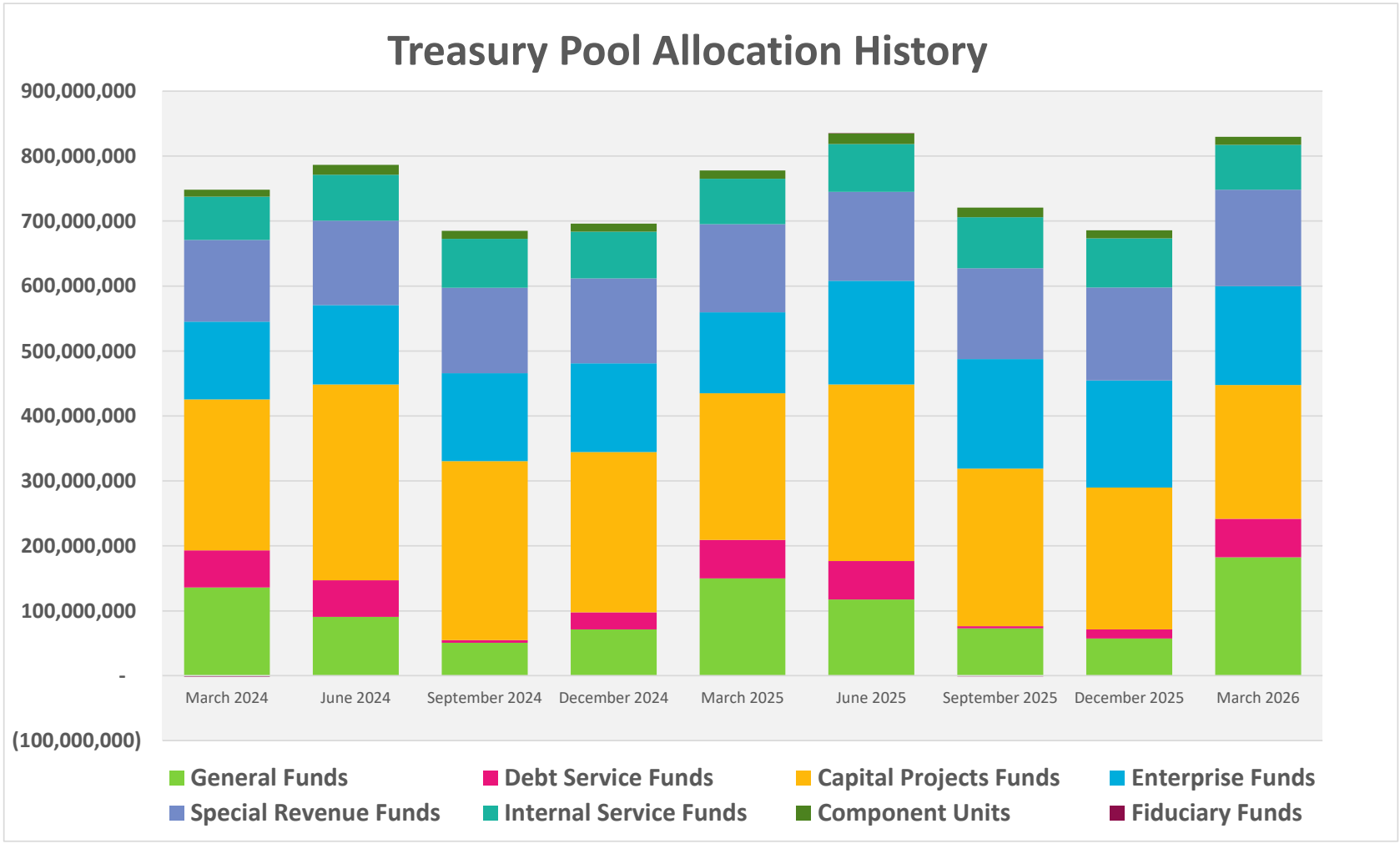
Book Value Allocation

	December 31, 2025		March 31, 2026		Previous Quarter Comparison
	% Equity in Treasury Pool	Book Value Fund Allocation	% Equity in Treasury Pool	Book Value Fund Allocation	Book Value Change ($)
General Fund	8%	56,923,335	22%	181,230,684	124,307,349
Debt Service Fund	2%	13,777,475	7%	58,907,837	45,130,362
Capital Projects Fund	32%	216,430,765	25%	204,574,711	(11,856,054)
Enterprise Fund	24%	163,390,405	18%	150,757,489	(12,632,916)
Special Revenue Fund	21%	142,157,802	18%	147,138,677	4,980,875
Internal Service Fund	11%	74,819,209	9%	68,640,209	(6,178,999)
Component Unit	2%	12,177,973	1%	12,157,202	(20,771)
Fiduciary Funds	0%	(367,730)	0%	(151,606)	216,125
Totals	**100.00%**	**679,312,204**	**100.00%**	**823,255,203**	**143,942,999**

Market Value Allocation

	December 31, 2025		March 31, 2026		Previous Quarter Comparison
	% Equity in Treasury Pool	Market Value Fund Allocation	% Equity in Treasury Pool	Market Value Fund Allocation	Market Value Change ($)
General Fund	8%	57,091,570	22%	181,229,050	124,137,480
Debt Service Fund	2%	13,818,194	7%	58,907,306	45,089,112
Capital Projects Fund	32%	217,070,420	25%	204,572,866	(12,497,554)
Enterprise Fund	24%	163,873,301	18%	150,756,129	(13,117,172)
Special Revenue Fund	21%	142,577,946	18%	147,137,350	4,559,404
Internal Service Fund	11%	75,040,335	9%	68,639,591	(6,400,744)
Component Unit	2%	12,213,965	1%	12,157,093	(56,872)
Fiduciary Funds	0%	(368,817)	0%	(151,604)	217,213
Totals	**100.00%**	**681,319,894**	**100.00%**	**823,247,781**	**141,927,887**

Allocations are based upon fund equity in the Treasury Pool at the end of the period.


Treasury Pool Allocation History
900,000,000
800,000,000
700,000,000
600,000,000
500,000,000
400,000,000
300,000,000
200,000,000
100,000,000
-
(100,000,000)
March 2024
June 2024
September 2024
December 2024
March 2025
June 2025
September 2025
December 2025
March 2026
General Funds
Debt Service Funds
Capital Projects Funds
Enterprise Funds
Special Revenue Funds
Internal Service Funds
Component Units
Fiduciary Funds

Detail of Investment Holdings By Sector

March 31, 2026

Security Description	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
CAPITAL ONE Cash	0.00%	4/1/2026	4/30/2016	N/A	8,005,505.56	8,005,505.56	8,005,505.56	100.00	8,005,505.56	0.03	0.00%	
Prosperity Bank Cash	0.40%	4/1/2026	6/8/2020	N/A	582,674.60	582,674.60	582,674.60	100.00	582,674.60	0.03	0.40%	
Texas Daily LGIP	3.68%	4/1/2026	1/6/2009	N/A	17,025,883.48	17,025,883.48	17,025,883.48	100.00	17,025,883.48	0.03	3.68%	
Texas Daily LGIP	3.79%	4/1/2026	2/27/2023	N/A	19,315,819.55	19,315,819.55	19,315,819.55	100.00	19,315,819.55	0.03	3.79%	
TexasCLASS LGIP	3.78%	4/1/2026	5/1/2018	N/A	22,683,804.15	22,683,804.15	22,683,804.15	100.00	22,683,804.15	0.03	3.78%	
TexasCLASS LGIP	3.54%	4/1/2026	1/29/2020	N/A	62,178,676.93	62,178,676.93	62,178,676.93	100.00	62,178,676.93	0.03	3.54%	
TexasFITLGIP	3.91%	4/1/2026	1/7/2020	N/A	63,016,982.50	63,016,982.50	63,016,982.50	100.00	63,016,982.50	0.03	3.91%	
TexasFIT LGIP	3.62%	4/1/2026	1/30/2020	N/A	15,738,634.13	15,738,634.13	15,738,634.13	100.00	15,738,634.13	0.03	3.62%	
American National Bank & T 3.75 10/3/2027	3.75%	10/3/2027	10/3/2025		5,775,165.89	5,775,165.89	5,775,165.89	100.00	5,775,165.89	18.07	3.75%	107,789.37
East West Bank 4.07 7/31/2026	4.07%	7/31/2026	7/31/2025		18,626,939.04	18,626,939.04	18,626,939.04	100.00	18,626,939.04	4.00	4.07%	513,724.62
Texas Term LGIP	3.83%	4/1/2026	2/29/2016	N/A	25,000,000.00	25,000,000.00	25,000,000.00	100.00	25,000,000.00	0.03	3.83%	
Texas Term LGIP	3.82%	4/1/2026	6/18/2015	N/A	20,000,000.00	20,000,000.00	20,000,000.00	100.00	20,000,000.00	0.03	3.82%	
TexasTERM LGIP	3.76%	4/1/2026	2/13/2015	N/A	10,000,000.00	10,000,000.00	10,000,000.00	100.00	10,000,000.00	0.03	3.76%	
FAMC 3.34 7/1/2027	3.34%	7/1/2027	9/20/2023		3,215,000.00	3,054,307.64	3,161,785.21	99.45	3,197,448.35	14.98	4.80%	26,845.25
FAMC 3.65 9/6/2030	3.65%	9/6/2030	3/6/2026		10,000,000.00	10,000,000.00	10,000,000.00	99.25	9,925,118.30	53.11	3.65%	25,347.22
FAMC 3.78 7/28/2028	3.78%	7/28/2028	7/28/2025		10,000,000.00	9,995,220.00	9,996,292.88	100.01	10,001,224.60	27.87	3.80%	66,150.00
FAMC 3.79 2/13/2031-29	3.79%	2/13/2031	2/13/2026	2/13/2029	7,500,000.00	7,500,000.00	7,500,000.00	98.46	7,384,312.35	58.36	3.79%	37,900.00
FAMC 3.79 8/11/2028	3.79%	8/11/2028	7/11/2025		20,000,000.00	20,000,000.00	20,000,000.00	100.01	20,001,782.20	28.33	3.79%	105,277.78
FAMC 3.87 4/11/2028	3.87%	4/11/2028	4/11/2025		10,000,000.00	10,000,000.00	10,000,000.00	99.94	9,993,586.00	24.33	3.87%	182,750.00
FAMC 4.01 8/23/2028	4.01%	8/23/2028	5/23/2025		10,000,000.00	10,000,000.00	10,000,000.00	100.22	10,021,682.90	28.72	4.01%	42,327.78
FAMC 4.15 3/12/2029	4.15%	3/12/2029	3/26/2024		10,000,000.00	9,940,871.50	9,964,855.74	100.87	10,087,255.49	35.31	4.28%	21,902.78
FAMC 4.15 3/12/2029	4.15%	3/12/2029	3/27/2024		6,217,000.00	6,176,713.84	6,193,041.86	100.87	6,271,246.74	35.31	4.30%	13,616.96
FAMC 4.65 8/7/2026	4.65%	8/7/2026	8/7/2023		10,000,000.00	9,986,354.80	9,998,393.95	100.34	10,034,019.60	4.23	4.70%	69,750.00
FFCB 3.75 8/16/2027	3.75%	8/16/2027	8/16/2024		10,000,000.00	9,943,938.40	9,974,247.50	100.02	10,002,114.80	16.49	3.95%	46,875.00
FFCB 3.75 8/16/2027	3.75%	8/16/2027	8/20/2024		5,000,000.00	4,982,600.00	4,991,977.82	100.02	5,001,057.40	16.49	3.87%	23,437.50
FFCB 4 5/26/2026	4.00%	5/26/2026	5/26/2023		5,000,000.00	5,000,000.00	5,000,000.00	100.03	5,001,728.60	1.84	4.00%	69,444.44
FFCB 4 8/6/2027	4.00%	8/6/2027	8/16/2024		15,000,000.00	15,017,740.65	15,008,060.96	100.33	15,050,016.30	16.16	3.96%	91,666.67
FFCB 4 8/6/2027	4.00%	8/6/2027	8/20/2024		15,000,000.00	15,045,524.40	15,020,761.82	100.33	15,050,016.30	16.16	3.89%	91,666.67
FFCB 4.125 3/12/2029	4.13%	3/12/2029	3/12/2024		5,000,000.00	4,997,831.15	4,998,720.78	100.78	5,038,855.85	35.31	4.14%	10,885.42
FFCB 4.125 3/12/2029	4.13%	3/12/2029	3/26/2024		5,000,000.00	4,968,600.00	4,981,336.76	100.78	5,038,855.85	35.31	4.27%	10,885.42
FFCB 4.125 3/12/2029	4.13%	3/12/2029	3/26/2024		5,000,000.00	4,967,800.00	4,980,861.26	100.78	5,038,855.85	35.31	4.27%	10,885.42
FFCB 4.125 3/20/2029	4.13%	3/20/2029	3/20/2024		5,000,000.00	4,978,120.50	4,986,999.31	100.68	5,033,986.40	35.57	4.22%	6,302.08
FFCB 4.125 3/20/2029	4.13%	3/20/2029	3/20/2024		5,000,000.00	4,978,550.00	4,987,254.52	100.68	5,033,986.40	35.57	4.22%	6,302.08
FFCB 4.125 3/20/2029	4.13%	3/20/2029	3/26/2024		10,000,000.00	9,933,242.90	9,960,202.50	100.68	10,067,972.80	35.57	4.28%	12,604.17
FFCB 4.5 5/20/2027	4.50%	5/20/2027	9/9/2024		12,875,000.00	13,173,365.25	13,000,962.95	100.80	12,977,676.84	13.61	3.59%	210,828.12
FHLB 4.1 7/18/2030-28	4.10%	7/18/2030	7/18/2025	1/18/2028	10,000,000.00	10,000,000.00	10,000,000.00	99.96	9,995,529.60	51.48	4.10%	83,138.89
FHLB 4.125 9/10/2027	4.13%	9/10/2027	9/9/2024		7,780,000.00	7,902,356.06	7,838,945.25	100.52	7,820,819.87	17.31	3.57%	18,720.62
FHLB 4.125 9/10/2027	4.13%	9/10/2027	9/10/2024		5,000,000.00	5,078,635.00	5,037,917.15	100.52	5,026,233.85	17.31	3.57%	12,031.25
FHLB 4.5 3/9/2029	4.50%	3/9/2029	3/26/2024		10,000,000.00	10,101,500.30	10,060,260.54	101.83	10,182,668.10	35.21	4.27%	27,500.00
FHLB 4.75 4/9/2027	4.75%	4/9/2027	9/9/2024		5,000,000.00	5,143,236.90	5,056,869.00	101.04	5,051,873.55	12.26	3.58%	113,472.22
FNMA 1.875 9/24/2026	1.88%	9/24/2026	3/23/2021		30,000,000.00	31,438,232.90	30,126,587.38	99.13	29,739,441.00	5.80	0.98%	10,937.50
Municipal Bond	5.30%	6/1/2028	11/16/2023	6/1/2026	1,000,000.00	1,006,270.00	1,002,997.05	100.19	1,001,901.50	26.00	5.14%	17,666.67
Municipal Bond	1.10%	8/1/2027	8/8/2023		1,850,000.00	1,624,744.00	1,774,398.26	96.48	1,784,951.23	16.00	4.47%	3,394.75
Municipal Bond	5.00%	8/1/2028	8/26/2024		1,785,000.00	1,855,918.05	1,827,175.50	102.54	1,830,406.47	28.00	3.90%	14,875.00
Municipal Bond	7.00%	6/1/2027	6/27/2023		1,100,000.00	1,179,343.00	1,123,609.38	103.21	1,135,351.36	14.00	4.96%	25,666.67
Municipal Bond	2.85%	8/1/2026	3/16/2022		1,675,000.00	1,712,888.50	1,677,914.50	99.66	1,669,316.06	4.03	2.30%	7,947.88
Municipal Bond	5.75%	6/1/2027	5/23/2023		900,000.00	949,860.00	914,483.14	102.09	918,830.52	14.00	4.24%	17,250.00
Municipal Bond	4.02%	8/1/2028	5/1/2025		715,000.00	713,355.50	713,817.84	99.89	714,222.15	28.00	4.10%	4,790.50
Municipal Bond	4.01%	8/1/2028	5/1/2025		1,000,000.00	997,740.00	998,375.39	99.85	998,467.30	28.00	4.09%	6,690.00
Municipal Bond	1.61%	6/15/2028	2/26/2024		3,000,000.00	2,666,490.00	2,828,680.73	95.23	2,857,045.50	26.46	4.48%	14,257.00
Municipal Bond	5.00%	6/15/2026	3/16/2022		1,250,000.00	1,385,775.00	1,256,648.78	100.22	1,252,761.75	2.49	2.30%	18,402.78
Municipal Bond	5.10%	3/1/2029	3/11/2024		7,500,000.00	7,797,225.00	7,674,472.38	103.09	7,731,943.50	34.95	4.21%	31,875.00
Municipal Bond	1.11%	8/1/2027	6/27/2023		780,000.00	679,497.00	747,215.60	96.52	752,849.53	16.00	4.60%	1,446.90
Municipal Bond	5.00%	9/1/2030	2/13/2026		1,210,000.00	1,273,730.70	1,271,965.73	104.11	1,259,744.92	52.95	3.73%	5,041.67
Municipal Bond	5.00%	9/1/2030	1/27/2026		705,000.00	737,303.10	736,090.29	104.11	733,983.61	52.95	3.90%	2,937.50
Municipal Bond	6.00%	10/15/2028	8/6/2025		655,000.00	691,326.30	683,942.65	104.52	684,587.86	30.46	4.13%	18,121.67
Municipal Bond	4.17%	6/1/2028	8/7/2025		700,000.00	700,000.00	700,000.00	100.45	703,166.80	26.00	4.17%	9,727.67
Municipal Bond	4.83%	6/1/2028	8/15/2024		1,280,000.00	1,321,984.00	1,304,021.15	101.93	1,304,724.22	26.00	3.89%	20,608.00

Detail of Investment Holdings By Sector

March 31, 2026

Security Description	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
Municipal Bond	4.89%	8/15/2028	12/7/2023		300,000.00	300,000.00	300,000.00	102.22	306,668.22	28.46	4.89%	1,873.35
Municipal Bond	4.90%	8/15/2027	12/7/2023		300,000.00	300,000.00	300,000.00	101.44	304,326.21	16.46	4.90%	1,877.18
Municipal Bond	4.60%	2/1/2028	2/12/2026		4,670,000.00	4,749,063.10	4,743,894.86	101.13	4,722,543.10	22.03	3.70%	35,803.33
Municipal Bond	1.22%	8/1/2026	4/24/2024		12,182,962.00	11,989,317.89	12,154,230.73	99.08	12,071,479.37	4.03	1.94%	24,690.80
Municipal Bond	1.22%	8/1/2026	4/24/2024		1,447,038.00	1,424,037.81	1,443,625.43	99.09	1,433,844.63	4.03	1.94%	2,932.66
Municipal Bond	3.75%	3/1/2030	3/5/2026	3/1/2028	4,820,000.00	4,794,020.20	4,794,483.81	98.45	4,745,313.62	46.92	3.90%	15,062.50
Municipal Bond	3.69%	5/1/2028	10/21/2025		3,290,000.00	3,291,645.00	3,291,358.06	99.55	3,275,334.50	24.98	3.67%	53,956.00
Municipal Bond	3.00%	4/1/2029	12/9/2025		985,000.00	961,852.50	963,996.85	97.39	959,327.26	35.97	3.76%	14,775.00
Municipal Bond	3.86%	2/1/2030	2/17/2026		4,725,000.00	4,769,320.50	4,768,032.29	99.36	4,694,642.35	46.00	3.60%	30,373.87
Municipal Bond	4.40%	8/1/2029	8/5/2025		1,140,000.00	1,149,747.00	1,148,154.83	101.08	1,152,302.88	39.97	4.17%	8,360.00
Municipal Bond	4.00%	6/1/2028	12/10/2025		790,000.00	796,478.00	795,682.58	100.23	791,805.86	26.00	3.65%	9,743.33
Municipal Bond	0.91%	6/15/2026	3/16/2022		4,750,000.00	4,484,427.50	4,736,995.16	99.41	4,721,906.13	2.49	2.30%	12,741.35
Municipal Bond	4.28%	5/1/2028	5/1/2025		995,000.00	1,008,631.50	1,004,477.38	100.77	1,002,666.77	24.98	3.79%	17,735.88
Municipal Bond	4.71%	5/1/2028	8/15/2024		1,970,000.00	2,018,284.70	1,997,153.46	101.53	2,000,114.01	24.98	3.99%	38,669.46
Municipal Bond	3.94%	7/1/2028	12/19/2025		1,200,000.00	1,210,596.00	1,209,427.58	100.02	1,200,216.96	26.98	3.57%	11,811.00
Municipal Bond	1.52%	3/1/2027	3/23/2022		1,180,000.00	1,126,687.60	1,170,099.97	97.88	1,154,952.73	10.98	2.50%	1,496.63
Municipal Bond	3.61%	10/1/2028	11/6/2025		3,110,000.00	3,110,000.00	3,110,000.00	99.19	3,084,744.31	30.00	3.61%	45,220.26
Municipal Bond	3.87%	2/15/2028	7/29/2025		2,080,000.00	2,073,385.60	2,075,126.23	99.88	2,077,421.42	22.49	4.00%	10,280.28
Municipal Bond	4.00%	8/15/2027	8/12/2024		1,750,000.00	1,746,010.00	1,748,175.79	100.15	1,752,596.65	16.46	4.08%	8,944.44
Municipal Bond	2.04%	11/15/2028	3/11/2024		1,970,000.00	1,781,825.60	1,864,358.23	95.01	1,871,753.15	31.48	4.31%	15,159.81
Municipal Bond	3.50%	7/1/2027	5/19/2023		2,725,000.00	2,670,527.25	2,708,448.11	99.60	2,713,971.11	14.98	4.03%	23,836.94
Municipal Bond	2.28%	6/15/2026	3/16/2022		1,030,000.00	1,026,951.20	1,029,850.70	99.66	1,026,534.87	2.49	2.35%	6,905.64
Municipal Bond	3.00%	9/15/2027	9/9/2024		650,000.00	638,046.50	644,213.25	98.85	642,557.44	17.48	3.65%	866.67
Municipal Bond	1.71%	7/1/2027	5/23/2023		2,500,000.00	2,241,800.00	2,421,335.07	97.27	2,431,743.25	14.98	4.49%	10,656.25
Municipal Bond	1.71%	7/1/2027	5/25/2023		4,120,000.00	3,675,534.40	3,984,405.35	97.27	4,007,512.88	14.98	4.62%	17,561.50
Municipal Bond	1.71%	7/1/2027	8/8/2023		2,500,000.00	2,211,025.00	2,407,194.96	97.27	2,431,743.25	14.98	5.01%	10,656.25
Municipal Bond	4.00%	2/15/2029	3/5/2026		1,120,000.00	1,132,387.20	1,132,088.44	100.23	1,122,531.09	34.49	3.60%	5,724.44
Municipal Bond	4.00%	2/15/2029	3/5/2026		1,000,000.00	1,011,060.00	1,010,793.25	100.23	1,002,259.90	34.49	3.60%	5,111.11
Municipal Bond	5.00%	8/15/2029	2/25/2026		1,285,000.00	1,344,058.60	1,342,473.76	103.31	1,327,516.02	40.43	3.58%	8,209.72
Municipal Bond	3.74%	8/15/2027	6/27/2023		1,000,000.00	968,340.00	989,474.62	99.79	997,904.30	16.46	4.59%	4,784.00
Municipal Bond	5.00%	4/1/2028	9/9/2025		750,000.00	774,892.50	769,488.03	101.94	764,550.38	24.00	3.63%	18,750.00
Municipal Bond	2.32%	7/1/2026	2/18/2022		2,005,000.00	2,033,110.10	2,006,622.41	99.66	1,998,217.89	3.02	1.98%	11,608.95
Municipal Bond	3.20%	7/1/2026	3/18/2022		2,750,000.00	2,827,687.50	2,754,564.02	99.88	2,746,665.08	3.02	2.50%	22,000.00
Municipal Bond	1.76%	8/15/2026	6/13/2022		1,740,000.00	1,646,040.00	1,731,553.46	99.28	1,727,445.90	4.49	3.15%	3,919.74
Municipal Bond	1.53%	8/1/2027	6/27/2023		750,000.00	665,055.00	722,290.67	96.87	726,539.48	16.00	4.60%	1,917.50
Municipal Bond	2.95%	9/1/2028	8/15/2025		11,440,000.00	11,153,656.80	11,212,314.71	97.49	11,152,997.86	29.02	3.83%	28,142.40
Municipal Bond	3.48%	9/1/2027	9/9/2024		1,250,000.00	1,242,950.00	1,246,633.90	99.59	1,244,876.75	17.02	3.68%	3,625.00
Municipal Bond	1.93%	6/1/2026	6/13/2022		1,605,000.00	1,527,767.40	1,601,695.36	99.67	1,599,748.76	2.03	3.23%	10,325.50
Municipal Bond	3.58%	9/1/2028	3/12/2024		1,000,000.00	971,710.00	984,677.69	99.17	991,723.90	29.02	4.28%	2,983.33
Municipal Bond	1.80%	4/1/2027	6/23/2023		750,000.00	676,822.50	730,563.89	98.03	735,190.65	12.00	4.65%	6,757.50
Municipal Bond	1.80%	4/1/2027	8/8/2023		3,395,000.00	3,059,641.90	3,302,852.05	98.03	3,327,963.01	12.00	4.79%	30,588.95
Municipal Bond	1.10%	6/15/2026	2/18/2022		5,000,000.00	4,820,450.00	4,991,352.47	99.42	4,970,827.50	2.49	1.97%	16,223.89
Municipal Bond	2.25%	10/1/2026	6/10/2022		1,500,000.00	1,443,090.00	1,493,347.24	99.24	1,488,667.65	6.03	3.20%	16,882.50
Municipal Bond	1.47%	12/1/2028	3/11/2024		805,000.00	709,792.65	751,163.17	93.74	754,624.63	32.00	4.26%	3,939.13
Municipal Bond	4.42%	7/1/2028	5/13/2025		2,500,000.00	2,500,000.00	2,500,000.00	100.87	2,521,690.50	26.98	4.42%	27,643.75
Municipal Bond	4.42%	7/1/2028	5/13/2025		5,250,000.00	5,338,830.00	5,313,848.99	100.87	5,295,550.05	26.98	3.84%	58,051.88
Municipal Bond	3.91%	9/1/2030	2/10/2026		2,120,000.00	2,126,741.60	2,126,543.08	99.18	2,102,575.93	52.95	3.83%	6,898.83
Municipal Bond	3.95%	6/15/2028	8/27/2025		3,000,000.00	3,000,000.00	3,000,000.00	99.78	2,993,506.80	26.46	3.95%	34,891.67
Municipal Bond	4.07%	6/15/2029	8/27/2025		2,750,000.00	2,750,000.00	2,750,000.00	99.89	2,746,858.13	38.43	4.07%	32,915.21
Municipal Bond	3.68%	7/15/2027	8/8/2023		2,500,000.00	2,419,475.00	2,473,606.63	99.69	2,492,145.50	15.44	4.58%	19,422.22
Municipal Bond	2.64%	7/1/2026	3/8/2022		1,750,000.00	1,806,962.50	1,753,325.22	99.69	1,744,639.58	3.02	1.85%	11,545.62
Municipal Bond	1.86%	8/1/2028	7/24/2025		1,250,000.00	1,174,925.00	1,191,925.68	95.60	1,195,041.25	28.00	3.99%	3,875.00
Municipal Bond	1.25%	7/1/2027	6/27/2023		1,125,000.00	987,918.75	1,082,238.14	96.65	1,087,311.49	14.98	4.61%	3,515.62
Municipal Bond	1.50%	7/1/2028	8/15/2024		5,000,000.00	4,554,350.00	4,740,981.67	94.40	4,719,770.00	26.98	4.00%	18,750.00
Municipal Bond	4.25%	6/1/2028	6/29/2023		1,010,000.00	1,001,344.30	1,006,184.56	99.54	1,005,402.38	26.00	4.45%	14,308.33
Municipal Bond	2.45%	5/1/2027	6/27/2023	5/1/2026	5,000,000.00	4,622,950.00	4,893,652.56	98.44	4,922,133.50	12.98	4.61%	51,041.67
Municipal Bond	2.45%	5/1/2027	8/7/2023	5/1/2026	2,700,000.00	2,479,977.00	2,636,075.49	98.44	2,657,952.09	12.98	4.86%	27,562.50
Municipal Bond	3.17%	8/1/2026	2/24/2022		2,550,000.00	2,675,128.50	2,559,506.37	99.72	2,542,947.72	4.03	2.01%	13,472.50

Detail of Investment Holdings By Sector

March 31, 2026

Security Description	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
Municipal Bond	3.25%	4/1/2026	3/23/2022		2,000,000.00	2,049,300.00	2,000,033.54	100.00	2,000,000.00	0.03	2.60%	32,500.00
Municipal Bond	2.00%	8/1/2027	6/27/2023		465,000.00	419,462.55	450,145.54	97.53	453,521.57	16.00	4.65%	1,548.45
Municipal Bond	3.38%	7/1/2027	8/20/2024		545,000.00	532,775.65	539,654.04	99.44	541,945.00	14.98	4.22%	4,605.25
Municipal Bond	3.45%	2/1/2029	3/11/2024		5,000,000.00	4,814,450.00	4,892,281.38	98.30	4,914,954.00	34.03	4.30%	28,750.00
Municipal Bond	3.73%	8/1/2029	3/16/2026	8/1/2028	2,020,000.00	2,009,092.00	2,009,224.59	98.80	1,995,731.32	39.97	3.90%	12,557.67
Municipal Bond	3.48%	8/1/2026	8/23/2024		890,000.00	901,298.57	891,962.89	99.88	888,970.09	4.03	2.80%	5,162.00
Municipal Bond	3.48%	8/1/2026	8/23/2024		110,000.00	111,396.45	110,242.60	99.88	109,872.71	4.03	2.80%	638.00
Municipal Bond	3.67%	4/1/2026	6/13/2022		1,150,000.00	1,171,620.00	1,150,015.58	100.00	1,150,000.00	0.03	3.14%	21,108.25
Municipal Bond	2.21%	4/1/2027	6/27/2023		555,000.00	512,031.90	543,554.35	98.41	546,164.18	12.00	4.47%	6,135.52
Municipal Bond	5.47%	6/15/2027	6/27/2023		1,300,000.00	1,338,038.00	1,311,576.78	101.44	1,318,691.27	14.46	4.66%	20,945.60
Municipal Bond	1.42%	5/1/2027	6/27/2023		3,000,000.00	2,677,320.00	2,908,987.69	97.34	2,920,158.90	12.98	4.50%	17,725.00
Municipal Bond	0.00%	6/1/2026	3/24/2022		2,750,000.00	2,471,177.50	2,738,701.31	99.35	2,732,069.45	2.03	2.57%	-
Municipal Bond	1.46%	5/1/2027	6/27/2023		725,000.00	643,807.25	702,099.48	97.44	706,421.30	12.98	4.68%	4,422.50
Municipal Bond	3.13%	5/15/2029	11/19/2025		625,000.00	612,862.50	614,121.06	97.49	609,334.81	37.41	3.73%	7,380.83
Municipal Bond	2.40%	8/1/2026	2/17/2022		3,270,000.00	3,322,810.50	3,273,994.89	99.53	3,254,524.07	4.03	2.02%	13,069.10
Municipal Bond	1.10%	3/1/2027	2/24/2022		1,600,000.00	1,525,472.00	1,586,364.35	97.40	1,558,369.76	10.98	2.08%	1,469.33
Municipal Bond	1.46%	6/1/2027	6/30/2023		600,000.00	524,550.00	577,501.99	97.08	582,509.64	14.00	5.04%	2,922.00
Municipal Bond	3.18%	8/1/2026	3/23/2022		2,205,000.00	2,240,897.40	2,207,773.48	99.75	2,199,446.93	4.03	2.78%	11,671.80
Municipal Bond	0.00%	8/1/2028	8/15/2024		1,365,000.00	1,162,734.30	1,245,625.50	90.91	1,240,949.21	28.00	4.09%	-
Municipal Bond	2.35%	6/1/2026	6/10/2022		2,240,000.00	2,169,350.40	2,236,983.28	99.73	2,233,985.38	2.03	3.20%	17,539.20
Municipal Bond	1.24%	3/1/2027	6/27/2023		700,000.00	620,158.00	680,084.09	97.65	683,541.04	10.98	4.65%	721.00
Municipal Bond	4.50%	8/1/2029	2/19/2026		2,005,000.00	2,064,327.95	2,062,443.03	101.76	2,040,342.94	39.97	3.58%	15,037.50
Municipal Bond	4.88%	9/1/2030	12/10/2025		5,000,000.00	5,221,350.00	5,207,114.86	103.30	5,165,191.50	52.95	3.84%	20,312.50
Municipal Bond	4.88%	9/1/2030	12/10/2025		2,500,000.00	2,610,675.00	2,603,557.43	103.30	2,582,595.75	52.95	3.84%	10,156.25
Municipal Bond	5.13%	9/1/2029	1/27/2026		2,860,000.00	2,989,129.00	2,982,933.17	103.77	2,967,816.28	40.98	3.77%	12,214.58
Municipal Bond	4.06%	6/15/2030	3/30/2026		6,445,000.00	6,410,132.55	6,410,155.22	99.90	6,438,753.51	50.39	4.20%	77,046.39
Municipal Bond	3.15%	6/1/2026	6/22/2022		3,000,000.00	3,000,270.00	3,000,011.62	99.88	2,996,418.60	2.03	3.15%	31,500.00
Municipal Bond	1.19%	7/1/2026	6/14/2022		3,445,000.00	3,157,859.25	3,427,126.56	99.31	3,421,322.52	3.02	3.41%	10,205.81
Municipal Bond	1.36%	5/15/2027	8/7/2023		1,645,000.00	1,461,960.85	1,590,500.33	97.28	1,600,232.97	13.44	4.60%	8,420.57
Municipal Bond	2.62%	5/15/2029	2/9/2026		2,000,000.00	1,937,260.00	1,939,893.92	96.20	1,923,921.20	37.41	3.65%	19,803.11
Municipal Bond	4.07%	10/1/2028	7/31/2025		1,250,000.00	1,250,000.00	1,250,000.00	100.51	1,256,379.63	30.00	4.07%	25,412.50
Municipal Bond	4.18%	10/1/2029	7/31/2025		1,250,000.00	1,250,000.00	1,250,000.00	100.91	1,261,331.25	41.97	4.18%	26,112.50
Municipal Bond	4.18%	10/1/2029	7/31/2025		1,250,000.00	1,257,687.50	1,256,460.93	100.91	1,261,331.25	41.97	4.02%	26,112.50
Municipal Bond	4.00%	11/1/2028	3/11/2024		985,000.00	974,490.05	979,137.73	99.68	981,879.72	31.02	4.26%	16,416.67
Municipal Bond	4.55%	5/1/2028	5/22/2025		9,000,000.00	9,164,160.00	9,116,362.72	101.12	9,100,375.20	24.98	3.87%	375,375.00
Municipal Bond	4.20%	5/1/2026	5/25/2023		2,980,000.00	2,986,436.80	2,980,186.14	100.01	2,980,446.11	1.02	4.11%	52,150.00
Municipal Bond	4.63%	8/1/2027	8/1/2023		3,295,000.00	3,315,593.75	3,301,878.68	100.94	3,325,819.12	16.00	4.45%	25,398.96
Municipal Bond	4.00%	9/15/2027	9/9/2024		1,120,000.00	1,131,760.00	1,125,693.08	100.19	1,122,169.10	17.48	3.63%	1,991.11
Municipal Bond	1.51%	5/15/2028	5/18/2023		2,160,000.00	1,916,524.80	2,056,416.25	95.04	2,052,824.04	25.44	4.02%	12,280.80
Municipal Bond	1.41%	2/1/2027	6/27/2023		2,000,000.00	1,796,960.00	1,952,598.27	98.02	1,960,345.60	10.07	4.50%	4,706.67
Municipal Bond	4.00%	8/15/2028	8/27/2024		2,535,000.00	2,549,753.70	2,543,837.97	100.34	2,543,737.38	28.46	3.84%	12,956.67
Municipal Bond	3.24%	4/1/2027	8/20/2024		1,040,000.00	1,018,160.00	1,031,621.13	99.39	1,033,673.47	12.00	4.09%	16,822.00
Municipal Bond	1.32%	5/15/2027	5/18/2023		2,500,000.00	2,256,150.00	2,431,427.64	97.18	2,429,517.00	13.44	3.98%	12,428.89
Municipal Bond	1.25%	5/1/2028	3/19/2024		3,810,000.00	3,355,848.00	3,579,904.37	94.43	3,597,915.21	24.98	4.45%	19,859.62
Municipal Bond	5.40%	6/15/2027	8/8/2023		4,840,000.00	4,955,579.20	4,876,226.32	101.71	4,922,776.10	14.46	4.71%	76,956.00
					824,502,085.83	**820,407,281.19**	**823,255,203.33**		**823,247,780.68**	**15.31**	**3.67%**	**4,369,591.83**

(2) Weighted average yield to maturity - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield is for this month only.

Detail of Investment Holdings By Maturity

March 31, 2026

Security Description	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
CAPITAL ONE Cash	0.00%	N/A	4/30/2016	N/A	8,005,505.56	8,005,505.56	8,005,505.56	100.00	8,005,505.56	0.03	0.00%	
Prosperity Bank Cash	0.40%	N/A	6/8/2020	N/A	582,674.60	582,674.60	582,674.60	100.00	582,674.60	0.03	0.40%	
Texas Daily LGIP	3.68%	N/A	1/6/2009	N/A	17,025,883.48	17,025,883.48	17,025,883.48	100.00	17,025,883.48	0.03	3.68%	
Texas Daily LGIP	3.79%	N/A	2/27/2023	N/A	19,315,819.55	19,315,819.55	19,315,819.55	100.00	19,315,819.55	0.03	3.79%	
TexasCLASS LGIP	3.78%	N/A	5/1/2018	N/A	22,683,804.15	22,683,804.15	22,683,804.15	100.00	22,683,804.15	0.03	3.78%	
TexasCLASS LGIP	3.54%	N/A	1/29/2020	N/A	62,178,676.93	62,178,676.93	62,178,676.93	100.00	62,178,676.93	0.03	3.54%	
TexasFITLGIP	3.91%	N/A	1/7/2020	N/A	63,016,982.50	63,016,982.50	63,016,982.50	100.00	63,016,982.50	0.03	3.91%	
TexasFIT LGIP	3.62%	N/A	1/30/2020	N/A	15,738,634.13	15,738,634.13	15,738,634.13	100.00	15,738,634.13	0.03	3.62%	
Texas Term LGIP	3.83%	N/A	2/29/2016	N/A	25,000,000.00	25,000,000.00	25,000,000.00	100.00	25,000,000.00	0.03	3.83%	
Texas Term LGIP	3.82%	N/A	6/18/2015	N/A	20,000,000.00	20,000,000.00	20,000,000.00	100.00	20,000,000.00	0.03	3.82%	
TexasTERM LGIP	3.76%	N/A	2/13/2015	N/A	10,000,000.00	10,000,000.00	10,000,000.00	100.00	10,000,000.00	0.03	3.76%	
New York NY GO 3.25 4/1/2026	3.25%	4/1/2026	3/23/2022		2,000,000.00	2,049,300.00	2,000,033.54	100.00	2,000,000.00	0.03	2.60%	32,500.00
OK WATER RESOURCES BOARD REV R	3.67%	4/1/2026	6/13/2022		1,150,000.00	1,171,620.00	1,150,015.58	100.00	1,150,000.00	0.03	3.14%	21,108.25
Tulsa ISD 4.2 5/1/2026	4.20%	5/1/2026	5/25/2023		2,980,000.00	2,986,436.80	2,980,186.14	100.01	2,980,446.11	1.02	4.11%	52,150.00
FFCB 4 5/26/2026	4.00%	5/26/2026	5/26/2023		5,000,000.00	5,000,000.00	5,000,000.00	100.03	5,001,728.60	1.84	4.00%	69,444.44
Indiana University Lease 1.93 6/1/2026	1.93%	6/1/2026	6/13/2022		1,605,000.00	1,527,767.40	1,601,695.36	99.67	1,599,748.76	2.03	3.23%	10,325.50
Portland OR GO 0 6/1/2026	0.00%	6/1/2026	3/24/2022		2,750,000.00	2,471,177.50	2,738,701.31	99.35	2,732,069.45	2.03	2.57%	-
SD Building Auth Ref Rev 2.349 6/1/2026	2.35%	6/1/2026	6/10/2022		2,240,000.00	2,169,350.40	2,236,983.28	99.73	2,233,985.38	2.03	3.20%	17,539.20
State of Maryland GO 3.15 6/1/2026	3.15%	6/1/2026	6/22/2022		3,000,000.00	3,000,270.00	3,000,011.62	99.88	2,996,418.60	2.03	3.15%	31,500.00
Bexar CNTY TX GO 5 6/15/2026	5.00%	6/15/2026	3/16/2022		1,250,000.00	1,385,775.00	1,256,648.78	100.22	1,252,761.75	2.49	2.30%	18,402.78
Clackamas CNTY OR SCH DIST GO 0.91	0.91%	6/15/2026	3/16/2022		4,750,000.00	4,484,427.50	4,736,995.16	99.41	4,721,906.13	2.49	2.30%	12,741.35
Douglas CNTY NE SCH DIST GO 2.277 6/	2.28%	6/15/2026	3/16/2022		1,030,000.00	1,026,951.20	1,029,850.70	99.66	1,026,534.87	2.49	2.35%	6,905.64
Lane OR Comm College GO 1.102 6/15/20	1.10%	6/15/2026	2/18/2022		5,000,000.00	4,820,450.00	4,991,352.47	99.42	4,970,827.50	2.49	1.97%	16,223.89
Honolulu HI Wastewater System 2.316 7/1	2.32%	7/1/2026	2/18/2022		2,005,000.00	2,033,110.10	2,006,622.41	99.66	1,998,217.89	3.02	1.98%	11,608.95
Honolulu HI Wastewater System 3.2 7/1/20	3.20%	7/1/2026	3/18/2022		2,750,000.00	2,827,687.50	2,754,564.02	99.88	2,746,665.08	3.02	2.50%	22,000.00
Mesa AZ GO 2.639 7/1/2026	2.64%	7/1/2026	3/8/2022		1,750,000.00	1,806,962.50	1,753,325.22	99.69	1,744,639.58	3.02	1.85%	11,545.62
Tempe AZ COP 1.185 7/1/2026	1.19%	7/1/2026	6/14/2022		3,445,000.00	3,157,859.25	3,427,126.56	99.31	3,421,322.52	3.02	3.41%	10,205.81
East West Bank 4.07 7/31/2026	4.07%	7/31/2026	7/31/2025		18,626,939.04	18,626,939.04	18,626,939.04	100.00	18,626,939.04	4.00	4.07%	513,724.62
Baltimore CNTY MD GO 2.847 8/1/2026	2.85%	8/1/2026	3/16/2022		1,675,000.00	1,712,888.50	1,677,914.50	99.66	1,669,316.06	4.03	2.30%	7,947.88
City of New York 1.216 8/1/2026	1.22%	8/1/2026	4/24/2024		12,182,962.00	11,989,317.89	12,154,230.73	99.08	12,071,479.37	4.03	1.94%	24,690.80
City of New York 1.216 8/1/2026-21	1.22%	8/1/2026	4/24/2024		1,447,038.00	1,424,037.81	1,443,625.43	99.09	1,433,844.63	4.03	1.94%	2,932.66
New York NY GO 3.17 8/1/2026	3.17%	8/1/2026	2/24/2022		2,550,000.00	2,675,128.50	2,559,506.37	99.72	2,542,947.72	4.03	2.01%	13,472.50
NY Transational Fin Auth Rev 3.48 8/1/202	3.48%	8/1/2026	8/23/2024		890,000.00	901,298.57	891,962.89	99.88	888,970.09	4.03	2.80%	5,162.00
NY Transational Fin Auth Rev 3.48 8/1/202	3.48%	8/1/2026	8/23/2024		110,000.00	111,396.45	110,242.60	99.88	109,872.71	4.03	2.80%	638.00
San Bernardino CA Comm Clg Dist 2.398 8	2.40%	8/1/2026	2/17/2022		3,270,000.00	3,322,810.50	3,273,994.89	99.53	3,254,524.07	4.03	2.02%	13,069.10
San Jose CA Redev Tax Allocation 3.176 8	3.18%	8/1/2026	3/23/2022		2,205,000.00	2,240,897.40	2,207,773.48	99.75	2,199,446.93	4.03	2.78%	11,671.80
FAMC 4.65 8/7/2026	4.65%	8/7/2026	8/7/2023		10,000,000.00	9,986,354.80	9,998,393.95	100.34	10,034,019.60	4.23	4.70%	69,750.00
HOWARD CNTY MD GO 1.763 8/15/2026	1.76%	8/15/2026	6/13/2022		1,740,000.00	1,646,040.00	1,731,553.46	99.28	1,727,445.90	4.49	3.15%	3,919.74
FNMA 1.875 9/24/2026	1.88%	9/24/2026	3/23/2021		30,000,000.00	31,438,232.90	30,126,587.38	99.13	29,739,441.00	5.80	0.98%	10,937.50
Lee CNTY FL Water & Sewer 2.251 10/1/2	2.25%	10/1/2026	6/10/2022		1,500,000.00	1,443,090.00	1,493,347.24	99.24	1,488,667.65	6.03	3.20%	16,882.50
Tx Pub Fin Auth 1.412 2/1/2027-22	1.41%	2/1/2027	6/27/2023		2,000,000.00	1,796,960.00	1,952,598.27	98.02	1,960,345.60	10.07	4.50%	4,706.67
Corpus Christi TX GO 1.522 3/1/2027	1.52%	3/1/2027	3/23/2022		1,180,000.00	1,126,687.60	1,170,099.97	97.88	1,154,952.73	10.98	2.50%	1,496.63
San Francisco CA Muni Transportation 1.1	1.10%	3/1/2027	2/24/2022		1,600,000.00	1,525,472.00	1,586,364.35	97.40	1,558,369.76	10.98	2.08%	1,469.33
Soquel Creek Water 1.236 3/1/2027	1.24%	3/1/2027	6/27/2023		700,000.00	620,158.00	680,084.09	97.65	683,541.04	10.98	4.65%	721.00
Kansas City Rev Bonds 1.802 4/1/2027	1.80%	4/1/2027	6/23/2023		750,000.00	676,822.50	730,563.89	98.03	735,190.65	12.00	4.65%	6,757.50
Kansas City Rev Bonds 1.802 4/1/2027	1.80%	4/1/2027	8/8/2023		3,395,000.00	3,059,641.90	3,302,852.05	98.03	3,327,963.01	12.00	4.79%	30,588.95
Oklahoma Water Res 2.211 4/1/2027	2.21%	4/1/2027	6/27/2023		555,000.00	512,031.90	543,554.35	98.41	546,164.18	12.00	4.47%	6,135.52
UNIV OF ARKANSAS 3.235 4/1/2027-22	3.24%	4/1/2027	8/20/2024		1,040,000.00	1,018,160.00	1,031,621.13	99.39	1,033,673.47	12.00	4.09%	16,822.00
FHLB 4.75 4/9/2027	4.75%	4/9/2027	9/9/2024		5,000,000.00	5,143,236.90	5,056,869.00	101.04	5,051,873.55	12.26	3.58%	113,472.22
New York City Transit 2.45 5/1/2027-26	2.45%	5/1/2027	6/27/2023	5/1/2026	5,000,000.00	4,622,950.00	4,893,652.56	98.44	4,922,133.50	12.98	4.61%	51,041.67
New York City Transit 2.45 5/1/2027-26	2.45%	5/1/2027	8/7/2023	5/1/2026	2,700,000.00	2,479,977.00	2,636,075.49	98.44	2,657,952.09	12.98	4.86%	27,562.50
Pima County AZ 1.418 5/1/2027	1.42%	5/1/2027	6/27/2023		3,000,000.00	2,677,320.00	2,908,987.69	97.34	2,920,158.90	12.98	4.50%	17,725.00
Rutgers NJ State Univ 1.464 5/1/2027-23	1.46%	5/1/2027	6/27/2023		725,000.00	643,807.25	702,099.48	97.44	706,421.30	12.98	4.68%	4,422.50
Texas A&M 1.355 5/15/2027-21	1.36%	5/15/2027	8/7/2023		1,645,000.00	1,461,960.85	1,590,500.33	97.28	1,600,232.97	13.44	4.60%	8,420.57
Univ of California 1.316 5/15/2027	1.32%	5/15/2027	5/18/2023		2,500,000.00	2,256,150.00	2,431,427.64	97.18	2,429,517.00	13.44	3.98%	12,428.89
FFCB 4.5 5/20/2027	4.50%	5/20/2027	9/9/2024		12,875,000.00	13,173,365.25	13,000,962.95	100.80	12,977,676.84	13.61	3.59%	210,828.12
Baldwin Park CA 7 6/1/2027	7.00%	6/1/2027	6/27/2023		1,100,000.00	1,179,343.00	1,123,609.38	103.21	1,135,351.36	14.00	4.96%	25,666.67
Bamberg County ISD 5.75 6/1/2027	5.75%	6/1/2027	5/23/2023		900,000.00	949,860.00	914,483.14	102.09	918,830.52	14.00	4.24%	17,250.00

Detail of Investment Holdings By Maturity

March 31, 2026

Security Description	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
San Jose CA Fin Auth 1.461 6/1/2027-21	1.46%	6/1/2027	6/30/2023		600,000.00	524,550.00	577,501.99	97.08	582,509.64	14.00	5.04%	2,922.00
Philomath OR Scl Dist 5.472 6/15/2027	5.47%	6/15/2027	6/27/2023		1,300,000.00	1,338,038.00	1,311,576.78	101.44	1,318,691.27	14.46	4.66%	20,945.60
Yellowstone 5.4 6/15/2027	5.40%	6/15/2027	8/8/2023		4,840,000.00	4,955,579.20	4,876,226.32	101.71	4,922,776.10	14.46	4.71%	76,956.00
FAMC 3.34 7/1/2027	3.34%	7/1/2027	9/20/2023		3,215,000.00	3,054,307.64	3,161,785.21	99.45	3,197,448.35	14.98	4.80%	26,845.25
District of Columbia IRS 3.499 7/1/2027	3.50%	7/1/2027	5/19/2023		2,725,000.00	2,670,527.25	2,708,448.11	99.60	2,713,971.11	14.98	4.03%	23,836.94
Florida SBA Rev 1.705 7/1/2027	1.71%	7/1/2027	5/23/2023		2,500,000.00	2,241,800.00	2,421,335.07	97.27	2,431,743.25	14.98	4.49%	10,656.25
Florida SBA Rev 1.705 7/1/2027	1.71%	7/1/2027	5/25/2023		4,120,000.00	3,675,534.40	3,984,405.35	97.27	4,007,512.88	14.98	4.62%	17,561.50
Florida SBA Rev 1.705 7/1/2027	1.71%	7/1/2027	8/8/2023		2,500,000.00	2,211,025.00	2,407,194.96	97.27	2,431,743.25	14.98	5.01%	10,656.25
Miami Dade CO 1.25 7/1/2027	1.25%	7/1/2027	6/27/2023		1,125,000.00	987,918.75	1,082,238.14	96.65	1,087,311.49	14.98	4.61%	3,515.62
North Dakota HSG FIN 3.38 7/1/2027	3.38%	7/1/2027	8/20/2024		545,000.00	532,775.65	539,654.04	99.44	541,945.00	14.98	4.22%	4,605.25
Massachusetts Commonwealth 3.68 7/15/2	3.68%	7/15/2027	8/8/2023		2,500,000.00	2,419,475.00	2,473,606.63	99.69	2,492,145.50	15.44	4.58%	19,422.22
Arlington CO Taxable 1.101 8/1/2027	1.10%	8/1/2027	8/8/2023		1,850,000.00	1,624,744.00	1,774,398.26	96.48	1,784,951.23	16.00	4.47%	3,394.75
Campbell UN HSD 1.113 8/1/2027	1.11%	8/1/2027	6/27/2023		780,000.00	679,497.00	747,215.60	96.52	752,849.53	16.00	4.60%	1,446.90
Huntington Beach CA 1.534 8/1/2027	1.53%	8/1/2027	6/27/2023		750,000.00	665,055.00	722,290.67	96.87	726,539.48	16.00	4.60%	1,917.50
Newark 1.998 8/1/2027	2.00%	8/1/2027	6/27/2023		465,000.00	419,462.55	450,145.54	97.53	453,521.57	16.00	4.65%	1,548.45
Tulsa ISD 4.625 8/1/2027	4.63%	8/1/2027	8/1/2023		3,295,000.00	3,315,593.75	3,301,878.68	100.94	3,325,819.12	16.00	4.45%	25,398.96
FFCB 4 8/6/2027	4.00%	8/6/2027	8/16/2024		15,000,000.00	15,017,740.65	15,008,060.96	100.33	15,050,016.30	16.16	3.96%	91,666.67
FFCB 4 8/6/2027	4.00%	8/6/2027	8/20/2024		15,000,000.00	15,045,524.40	15,020,761.82	100.33	15,050,016.30	16.16	3.89%	91,666.67
City of McKinney - Taxable 4.897 8/15/202	4.90%	8/15/2027	12/7/2023		300,000.00	300,000.00	300,000.00	101.44	304,326.21	16.46	4.90%	1,877.18
Dallas TX INDEP SCH DIST 4 8/15/2027	4.00%	8/15/2027	8/12/2024		1,750,000.00	1,746,010.00	1,748,175.79	100.15	1,752,596.65	16.46	4.08%	8,944.44
Hidalgo County Tx 3.744 8/15/2027	3.74%	8/15/2027	6/27/2023		1,000,000.00	968,340.00	989,474.62	99.79	997,904.30	16.46	4.59%	4,784.00
FFCB 3.75 8/16/2027	3.75%	8/16/2027	8/16/2024		10,000,000.00	9,943,938.40	9,974,247.50	100.02	10,002,114.80	16.49	3.95%	46,875.00
FFCB 3.75 8/16/2027	3.75%	8/16/2027	8/20/2024		5,000,000.00	4,982,600.00	4,991,977.82	100.02	5,001,057.40	16.49	3.87%	23,437.50
IDAHO ST BLDG3.48 9/1/2027	3.48%	9/1/2027	9/9/2024		1,250,000.00	1,242,950.00	1,246,633.90	99.59	1,244,876.75	17.02	3.68%	3,625.00
FHLB 4.125 9/10/2027	4.13%	9/10/2027	9/9/2024		7,780,000.00	7,902,356.06	7,838,945.25	100.52	7,820,819.87	17.31	3.57%	18,720.62
FHLB 4.125 9/10/2027	4.13%	9/10/2027	9/10/2024		5,000,000.00	5,078,635.00	5,037,917.15	100.52	5,026,233.85	17.31	3.57%	12,031.25
EL PASO CNTY CO SCH DIST 3 9/15/202	3.00%	9/15/2027	9/9/2024		650,000.00	638,046.50	644,213.25	98.85	642,557.44	17.48	3.65%	866.67
Twin Falls CNTY ID SCH DIST 4 9/15/2027	4.00%	9/15/2027	9/9/2024		1,120,000.00	1,131,760.00	1,125,693.08	100.19	1,122,169.10	17.48	3.63%	1,991.11
American National Bank & T 3.75 10/3/202	3.75%	10/3/2027	10/3/2025		5,775,165.89	5,775,165.89	5,775,165.89	100.00	5,775,165.89	18.07	3.75%	107,789.37
City of Milwaukee Wi 4.6 2/1/2028	4.60%	2/1/2028	2/12/2026		4,670,000.00	4,749,063.10	4,743,894.86	101.13	4,722,543.10	22.03	3.70%	35,803.33
County of Nueces TX 3.868 2/15/2028	3.87%	2/15/2028	7/29/2025		2,080,000.00	2,073,385.60	2,075,126.23	99.88	2,077,421.42	22.49	4.00%	10,280.28
Holmen School District 5 4/1/2028	5.00%	4/1/2028	9/9/2025		750,000.00	774,892.50	769,488.03	101.94	764,550.38	24.00	3.63%	18,750.00
FAMC 3.87 4/11/2028	3.87%	4/11/2028	4/11/2025		10,000,000.00	10,000,000.00	10,000,000.00	99.94	9,993,586.00	24.33	3.87%	182,750.00
City of Portland OR 3.69 5/1/2028	3.69%	5/1/2028	10/21/2025		3,290,000.00	3,291,645.00	3,291,358.06	99.55	3,275,334.50	24.98	3.67%	53,956.00
CO ST HSG FIN 4.278 5/1/2028	4.28%	5/1/2028	5/1/2025		995,000.00	1,008,631.50	1,004,477.38	100.77	1,002,666.77	24.98	3.79%	17,735.88
Colorado St Hsg&Fin Aut 4.711 5/1/2028-2	4.71%	5/1/2028	8/15/2024		1,970,000.00	2,018,284.70	1,997,153.46	101.53	2,000,114.01	24.98	3.99%	38,669.46
Tulsa CO ISD 4.55 5/1/2028	4.55%	5/1/2028	5/22/2025		9,000,000.00	9,164,160.00	9,116,362.72	101.12	9,100,375.20	24.98	3.87%	375,375.00
Wisconsin ST Gen Fund 1.251 5/1/2028-21	1.25%	5/1/2028	3/19/2024		3,810,000.00	3,355,848.00	3,579,904.37	94.43	3,597,915.21	24.98	4.45%	19,859.62
Tx A&M Rev 1.505 5/15/2028	1.51%	5/15/2028	5/18/2023		2,160,000.00	1,916,524.80	2,056,416.25	95.04	2,052,824.04	25.44	4.02%	12,280.80
Albemarle B Taxable 5.3 6/1/2028-26	5.30%	6/1/2028	11/16/2023	6/1/2026	1,000,000.00	1,006,270.00	1,002,997.05	100.19	1,001,901.50	26.00	5.14%	17,666.67
City of Charlotte NC 4.169 6/1/2028	4.17%	6/1/2028	8/7/2025		700,000.00	700,000.00	700,000.00	100.45	703,166.80	26.00	4.17%	9,727.67
City of Greensboro NC 4.83 6/1/2028	4.83%	6/1/2028	8/15/2024		1,280,000.00	1,321,984.00	1,304,021.15	101.93	1,304,724.22	26.00	3.89%	20,608.00
City of West Des Mines IA 4 6/1/2028	4.00%	6/1/2028	12/10/2025		790,000.00	796,478.00	795,682.58	100.23	791,805.86	26.00	3.65%	9,743.33
New Hampshire BABS 4.25 6/1/2028-23	4.25%	6/1/2028	6/29/2023		1,010,000.00	1,001,344.30	1,006,184.56	99.54	1,005,402.38	26.00	4.45%	14,308.33
BEX 1.614 6/15/2028	1.61%	6/15/2028	2/26/2024		3,000,000.00	2,666,490.00	2,828,680.73	95.23	2,857,045.50	26.46	4.48%	14,257.00
Maryland ST Auth Rev 3.95 6/15/2028-25	3.95%	6/15/2028	8/27/2025		3,000,000.00	3,000,000.00	3,000,000.00	99.78	2,993,506.80	26.46	3.95%	34,891.67
Commonwealth of Virginia 3.937 7/1/2028	3.94%	7/1/2028	12/19/2025		1,200,000.00	1,210,596.00	1,209,427.58	100.02	1,200,216.96	26.98	3.57%	11,811.00
Los Angeles UNIF 4.423 7/1/2028	4.42%	7/1/2028	5/13/2025		2,500,000.00	2,500,000.00	2,500,000.00	100.87	2,521,690.50	26.98	4.42%	27,643.75
Los Angeles UNIF 4.423 7/1/2028	4.42%	7/1/2028	5/13/2025		5,250,000.00	5,338,830.00	5,313,848.99	100.87	5,295,550.05	26.98	3.84%	58,051.88
Miami-DADE CNTY FL Transit 1.5 7/1/2028	1.50%	7/1/2028	8/15/2024		5,000,000.00	4,554,350.00	4,740,981.67	94.40	4,719,770.00	26.98	4.00%	18,750.00
FAMC 3.78 7/28/2028	3.78%	7/28/2028	7/28/2025		10,000,000.00	9,995,220.00	9,996,292.88	100.01	10,001,224.60	27.87	3.80%	66,150.00
Austin TX CMNTY CLG DIST 5 8/1/2028	5.00%	8/1/2028	8/26/2024		1,785,000.00	1,855,918.05	1,827,175.50	102.54	1,830,406.47	28.00	3.90%	14,875.00
BERRYESSA CA UNION SCH DIST 4.02 8	4.02%	8/1/2028	5/1/2025		715,000.00	713,355.50	713,817.84	99.89	714,222.15	28.00	4.10%	4,790.50
Bethlehem PA AREA SCH DIST 4.014 8/1/	4.01%	8/1/2028	5/1/2025		1,000,000.00	997,740.00	998,375.39	99.85	998,467.30	28.00	4.09%	6,690.00
MET GOVT Nashnille & Davidson CNTY T	1.86%	8/1/2028	7/24/2025		1,250,000.00	1,174,925.00	1,191,925.68	95.60	1,195,041.25	28.00	3.99%	3,875.00
Santa Clara CNTY CA0 8/1/2028	0.00%	8/1/2028	8/15/2024		1,365,000.00	1,162,734.30	1,245,625.50	90.91	1,240,949.21	28.00	4.09%	-
FAMC 3.79 8/11/2028	3.79%	8/11/2028	7/11/2025		20,000,000.00	20,000,000.00	20,000,000.00	100.01	20,001,782.20	28.33	3.79%	105,277.78
City of McKinney - B Taxable 4.887 8/15/2(	4.89%	8/15/2028	12/7/2023		300,000.00	300,000.00	300,000.00	102.22	306,668.22	28.46	4.89%	1,873.35

Detail of Investment Holdings

By Maturity

March 31, 2026

Security Description	Coupon	Maturity Date	Settlement Date	Next Call Date	Par Value	Purchased Value	Adjusted Book Value	Market Price	Market Value	Life (mo)	Yield	Accrued Interest
United TX INDEP SCH DIST 4 8/15/2028	4.00%	8/15/2028	8/27/2024		2,535,000.00	2,549,753.70	2,543,837.97	100.34	2,543,737.38	28.46	3.84%	12,956.67
FAMC 4.01 8/23/2028	4.01%	8/23/2028	5/23/2025		10,000,000.00	10,000,000.00	10,000,000.00	100.22	10,021,682.90	28.72	4.01%	42,327.78
IDAHO Energy Res.Auth.Transmission2.95	2.95%	9/1/2028	8/15/2025		11,440,000.00	11,153,656.80	11,212,314.71	97.49	11,152,997.86	29.02	3.83%	28,142.40
Johnson County Unified Sch 3.58 9/1/2028	3.58%	9/1/2028	3/12/2024		1,000,000.00	971,710.00	984,677.69	99.17	991,723.90	29.02	4.28%	2,983.33
County of Milwaukee WI 3.61 10/1/2028	3.61%	10/1/2028	11/6/2025		3,110,000.00	3,110,000.00	3,110,000.00	99.19	3,084,744.31	30.00	3.61%	45,220.26
TEXAS ST TXBL 4.066 10/1/2028	4.07%	10/1/2028	7/31/2025		1,250,000.00	1,250,000.00	1,250,000.00	100.51	1,256,379.63	30.00	4.07%	25,412.50
City of Baltimore MD 6 10/15/2028	6.00%	10/15/2028	8/6/2025		655,000.00	691,326.30	683,942.65	104.52	684,587.86	30.46	4.13%	18,121.67
Town of Scarborough ME 4 11/1/2028	4.00%	11/1/2028	3/11/2024		985,000.00	974,490.05	979,137.73	99.68	981,879.72	31.02	4.26%	16,416.67
Denver City & CNTY ARPT REVENUE 2.0	2.04%	11/15/2028	3/11/2024		1,970,000.00	1,781,825.60	1,864,358.23	95.01	1,871,753.15	31.48	4.31%	15,159.81
Lewis-Palmer CO Consol Sch Dist 1.468 1	1.47%	12/1/2028	3/11/2024		805,000.00	709,792.65	751,163.17	93.74	754,624.63	32.00	4.26%	3,939.13
NY City NY Transitional Fin Auth Revenue	3.45%	2/1/2029	3/11/2024		5,000,000.00	4,814,450.00	4,892,281.38	98.30	4,914,954.00	34.03	4.30%	28,750.00
Frisco TX INDEP SCH DIST 4 2/15/2029	4.00%	2/15/2029	3/5/2026		1,120,000.00	1,132,387.20	1,132,088.44	100.23	1,122,531.09	34.49	3.60%	5,724.44
Goose Creek TX Consol INDEP SCH DIST	4.00%	2/15/2029	3/5/2026		1,000,000.00	1,011,060.00	1,010,793.25	100.23	1,002,259.90	34.49	3.60%	5,111.11
California ST 5.1 3/1/2029-23	5.10%	3/1/2029	3/11/2024		7,500,000.00	7,797,225.00	7,674,472.38	103.09	7,731,943.50	34.95	4.21%	31,875.00
FHLB 4.5 3/9/2029	4.50%	3/9/2029	3/26/2024		10,000,000.00	10,101,500.30	10,060,260.54	101.83	10,182,668.10	35.21	4.27%	27,500.00
FAMC 4.15 3/12/2029	4.15%	3/12/2029	3/26/2024		10,000,000.00	9,940,871.50	9,964,855.74	100.87	10,087,255.49	35.31	4.28%	21,902.78
FAMC 4.15 3/12/2029	4.15%	3/12/2029	3/27/2024		6,217,000.00	6,176,713.84	6,193,041.86	100.87	6,271,246.74	35.31	4.30%	13,616.96
FFCB 4.125 3/12/2029	4.13%	3/12/2029	3/12/2024		5,000,000.00	4,997,831.15	4,998,720.78	100.78	5,038,855.85	35.31	4.14%	10,885.42
FFCB 4.125 3/12/2029	4.13%	3/12/2029	3/26/2024		5,000,000.00	4,968,600.00	4,981,336.76	100.78	5,038,855.85	35.31	4.27%	10,885.42
FFCB 4.125 3/12/2029	4.13%	3/12/2029	3/26/2024		5,000,000.00	4,967,800.00	4,980,861.26	100.78	5,038,855.85	35.31	4.27%	10,885.42
FFCB 4.125 3/20/2029	4.13%	3/20/2029	3/20/2024		5,000,000.00	4,978,120.50	4,986,999.31	100.68	5,033,986.40	35.57	4.22%	6,302.08
FFCB 4.125 3/20/2029	4.13%	3/20/2029	3/20/2024		5,000,000.00	4,978,550.00	4,987,254.52	100.68	5,033,986.40	35.57	4.22%	6,302.08
FFCB 4.125 3/20/2029	4.13%	3/20/2029	3/26/2024		10,000,000.00	9,933,242.90	9,960,202.50	100.68	10,067,972.80	35.57	4.28%	12,604.17
City of Roanoke VA 3 4/1/2029	3.00%	4/1/2029	12/9/2025		985,000.00	961,852.50	963,996.85	97.39	959,327.26	35.97	3.76%	14,775.00
San Antonio Water system 3.126 5/15/202	3.13%	5/15/2029	11/19/2025		625,000.00	612,862.50	614,121.06	97.49	609,334.81	37.41	3.73%	7,380.83
Texas A&M University 2.621 5/15/2029-19	2.62%	5/15/2029	2/9/2026		2,000,000.00	1,937,260.00	1,939,893.92	96.20	1,923,921.20	37.41	3.65%	19,803.11
Maryland St Stadium Auth Rev 4.065 6/15/	4.07%	6/15/2029	8/27/2025		2,750,000.00	2,750,000.00	2,750,000.00	99.89	2,746,858.13	38.43	4.07%	32,915.21
City of Tuscaloosa AL 4.4 8/1/2029	4.40%	8/1/2029	8/5/2025		1,140,000.00	1,149,747.00	1,148,154.83	101.08	1,152,302.88	39.97	4.17%	8,360.00
NY City Transitional Fin Auth 3.73 8/1/202	3.73%	8/1/2029	3/16/2026	8/1/2028	2,020,000.00	2,009,092.00	2,009,224.59	98.80	1,995,731.32	39.97	3.90%	12,557.67
State of California 4.5 8/1/2029	4.50%	8/1/2029	2/19/2026		2,005,000.00	2,064,327.95	2,062,443.03	101.76	2,040,342.94	39.97	3.58%	15,037.50
Harlandale TX INDEP SCH DIST 5 8/15/20	5.00%	8/15/2029	2/25/2026		1,285,000.00	1,344,058.60	1,342,473.76	103.31	1,327,516.02	40.43	3.58%	8,209.72
State of California 5.125 9/1/2029	5.13%	9/1/2029	1/27/2026		2,860,000.00	2,989,129.00	2,982,933.17	103.77	2,967,816.28	40.98	3.77%	12,214.58
Texas ST TXBL 4.178 10/1/2029	4.18%	10/1/2029	7/31/2025		1,250,000.00	1,250,000.00	1,250,000.00	100.91	1,261,331.25	41.97	4.18%	26,112.50
Texas ST TXBL 4.178 10/1/2029	4.18%	10/1/2029	7/31/2025		1,250,000.00	1,257,687.50	1,256,460.93	100.91	1,261,331.25	41.97	4.02%	26,112.50
City of San Antonio TX Elec & Gas 3.857 2	3.86%	2/1/2030	2/17/2026		4,725,000.00	4,769,320.50	4,768,032.29	99.36	4,694,642.35	46.00	3.60%	30,373.87
City of New York NY 3.75 3/1/2030-28	3.75%	3/1/2030	3/5/2026	3/1/2028	4,820,000.00	4,794,020.20	4,794,483.81	98.45	4,745,313.62	46.92	3.90%	15,062.50
State of Connecticut 4.06 6/15/2030-22	4.06%	6/15/2030	3/30/2026		6,445,000.00	6,410,132.55	6,410,155.22	99.90	6,438,753.51	50.39	4.20%	77,046.39
FHLB 4.1 7/18/2030-28	4.10%	7/18/2030	7/18/2025	1/18/2028	10,000,000.00	10,000,000.00	10,000,000.00	99.96	9,995,529.60	51.48	4.10%	83,138.89
City of austin 5 9/1/2030	5.00%	9/1/2030	2/13/2026		1,210,000.00	1,273,730.70	1,271,965.73	104.11	1,259,744.92	52.95	3.73%	5,041.67
City of Austin, Texas 5 9/1/2030	5.00%	9/1/2030	1/27/2026		705,000.00	737,303.10	736,090.29	104.11	733,983.61	52.95	3.90%	2,937.50
Maine Municipal Bond Bank 3.905 9/1/203	3.91%	9/1/2030	2/10/2026		2,120,000.00	2,126,741.60	2,126,543.08	99.18	2,102,575.93	52.95	3.83%	6,898.83
State of California 4.875 9/1/2030	4.88%	9/1/2030	12/10/2025		5,000,000.00	5,221,350.00	5,207,114.86	103.30	5,165,191.50	52.95	3.84%	20,312.50
State of California 4.875 9/1/2030	4.88%	9/1/2030	12/10/2025		2,500,000.00	2,610,675.00	2,603,557.43	103.30	2,582,595.75	52.95	3.84%	10,156.25
FAMC 3.65 9/6/2030	3.65%	9/6/2030	3/6/2026		10,000,000.00	10,000,000.00	10,000,000.00	99.25	9,925,118.30	53.11	3.65%	25,347.22
FAMC 3.79 2/13/2031-29	3.79%	2/13/2031	2/13/2026	2/13/2029	7,500,000.00	7,500,000.00	7,500,000.00	98.46	7,384,312.35	58.36	3.79%	37,900.00
Total / Average					**824,502,085.83**	**820,407,281.19**	**823,255,203.33**		**823,247,780.68**	**15.31**	**3.67%**	**4,369,591.83**

(1) Weighted average life - For purposes of calculating weighted average life bank, pool, and money market investments are assumed to mature the next business day.

(2) Weighted average yield to maturity - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered. The yield is for this month only.

Adjusted Book Value Comparison

Investment Description		Maturity Date	December 31, 2025 Par Value	December 31, 2025 Adjusted Book Value	Purchase/ Adjustment	(Maturity/Call/ Sale/Adjustment)	March 31, 2026 Par Value	March 31, 2026 Adjusted Book Value
Security Type		Maturity Date	Beginning Face Amount/Shares	Beginning BV			Ending Face Amount/Shares	Ending BV
Cash	0.00%	4/1/2026	8,071,368.62	8,071,368.62	-	(65,863.06)	8,005,505.56	8,005,505.56
Cash	0.40%	4/1/2026	419,147.87	419,147.87	163,526.73	-	582,674.60	582,674.60
Compound CD	3.75%	10/3/2027	5,775,165.89	5,775,165.89	-	-	5,775,165.89	5,775,165.89
Compound CD	4.07%	7/31/2026	18,626,939.04	18,626,939.04	-	-	18,626,939.04	18,626,939.04
Local Government Investment Pool	3.68%	4/1/2026	25,078,189.91	25,078,189.91	-	(8,052,306.43)	17,025,883.48	17,025,883.48
Local Government Investment Pool	3.79%	4/1/2026	5,386,120.67	5,386,120.67	13,929,698.88	-	19,315,819.55	19,315,819.55
Local Government Investment Pool	3.78%	4/1/2026	10,578,555.81	10,578,555.81	12,105,248.34	-	22,683,804.15	22,683,804.15
Local Government Investment Pool	3.54%	4/1/2026	20,248,734.05	20,248,734.05	41,929,942.88	-	62,178,676.93	62,178,676.93
Local Government Investment Pool	3.91%	4/1/2026	43,421,644.01	43,421,644.01	19,595,338.49	-	63,016,982.50	63,016,982.50
Local Government Investment Pool	3.62%	4/1/2026	4,873,768.06	4,873,768.06	10,864,866.07	-	15,738,634.13	15,738,634.13
Local Government Investment Pool	3.76%	4/1/2026	-	-	10,000,000.00	-	10,000,000.00	10,000,000.00
Local Government Investment Pool	3.82%	4/1/2026	-	-	20,000,000.00	-	20,000,000.00	20,000,000.00
Local Government Investment Pool	3.83%	4/1/2026	8,500,000.00	8,500,000.00	16,500,000.00	-	25,000,000.00	25,000,000.00
Local Government Investment Pool	0.00%	4/1/2026	8,500,000.00	8,500,000.00	-	(8,500,000.00)	-	-
FAMC Bond	4.80%	7/1/2027	3,215,000.00	3,151,305.27	10,479.94	-	3,215,000.00	3,161,785.21
FAMC Bond	3.65%	9/6/2030	-	-	10,000,000.00	-	10,000,000.00	10,000,000.00
FAMC Bond	3.80%	7/28/2028	10,000,000.00	9,995,900.36	392.52	-	10,000,000.00	9,996,292.88
FAMC Bond	3.79%	2/13/2031	-	-	7,500,000.00	-	7,500,000.00	7,500,000.00
FAMC Bond	3.79%	8/11/2028	20,000,000.00	20,000,000.00	-	-	20,000,000.00	20,000,000.00
FAMC Bond	3.87%	4/11/2028	10,000,000.00	10,000,000.00	-	-	10,000,000.00	10,000,000.00
FAMC Bond	4.01%	8/23/2028	10,000,000.00	10,000,000.00	-	-	10,000,000.00	10,000,000.00
FAMC Bond	4.28%	3/12/2029	10,000,000.00	9,961,918.90	2,936.84	-	10,000,000.00	9,964,855.74
FAMC Bond	4.30%	3/12/2029	6,217,000.00	6,191,039.79	2,002.07	-	6,217,000.00	6,193,041.86
FAMC Bond	4.70%	8/7/2026	10,000,000.00	9,997,273.45	1,120.50	-	10,000,000.00	9,998,393.95
FFCB Bond	3.95%	8/16/2027	10,000,000.00	9,969,639.70	4,607.80	-	10,000,000.00	9,974,247.50
FFCB Bond	3.87%	8/16/2027	5,000,000.00	4,990,542.44	1,435.38	-	5,000,000.00	4,991,977.82
FFCB Bond	4.00%	5/26/2026	5,000,000.00	5,000,000.00	-	-	5,000,000.00	5,000,000.00
FFCB Bond	3.96%	8/6/2027	15,000,000.00	15,009,532.53	-	(1,471.57)	15,000,000.00	15,008,060.96
FFCB Bond	3.89%	8/6/2027	15,000,000.00	15,024,552.01	-	(3,790.19)	15,000,000.00	15,020,761.82
FFCB Bond	4.14%	3/12/2029	5,000,000.00	4,998,613.88	106.90	-	5,000,000.00	4,998,720.78
FFCB Bond	4.27%	3/12/2029	5,000,000.00	4,979,261.92	1,599.34	-	5,000,000.00	4,980,861.26
FFCB Bond	4.27%	3/12/2029	5,000,000.00	4,979,777.15	1,559.61	-	5,000,000.00	4,981,336.76
FFCB Bond	4.22%	3/20/2029	5,000,000.00	4,986,197.29	1,057.23	-	5,000,000.00	4,987,254.52
FFCB Bond	4.22%	3/20/2029	5,000,000.00	4,985,920.91	1,078.40	-	5,000,000.00	4,986,999.31
FFCB Bond	4.28%	3/20/2029	10,000,000.00	9,956,901.32	3,301.18	-	10,000,000.00	9,960,202.50
FFCB Bond	3.59%	5/20/2027	12,875,000.00	13,028,280.21	-	(27,317.26)	12,875,000.00	13,000,962.95
FHLB Bond	4.10%	7/18/2030	10,000,000.00	10,000,000.00	-	-	10,000,000.00	10,000,000.00
FHLB Bond	3.57%	9/10/2027	7,780,000.00	7,848,992.74	-	(10,047.49)	7,780,000.00	7,838,945.25
FHLB Bond	3.57%	9/10/2027	5,000,000.00	5,044,380.30	-	(6,463.15)	5,000,000.00	5,037,917.15
FHLB Bond	4.27%	3/9/2029	10,000,000.00	10,065,310.31	-	(5,049.77)	10,000,000.00	10,060,260.54
FHLB Bond	3.58%	4/9/2027	5,000,000.00	5,070,554.06	-	(13,685.06)	5,000,000.00	5,056,869.00
Municipal Bond	5.14%	6/1/2028	1,000,000.00	1,003,337.20	-	(340.15)	1,000,000.00	1,002,997.05
Municipal Bond	4.47%	8/1/2027	1,850,000.00	1,760,455.32	13,942.94	-	1,850,000.00	1,774,398.26
Municipal Bond	3.90%	8/1/2028	1,785,000.00	1,831,620.22	-	(4,444.72)	1,785,000.00	1,827,175.50
Municipal Bond	4.96%	6/1/2027	1,100,000.00	1,128,585.60	-	(4,976.22)	1,100,000.00	1,123,609.38
Municipal Bond	2.30%	8/1/2026	1,675,000.00	1,680,047.06	-	(2,132.56)	1,675,000.00	1,677,914.50
Municipal Bond	4.24%	6/1/2027	900,000.00	917,535.80	-	(3,052.66)	900,000.00	914,483.14
Municipal Bond	4.10%	8/1/2028	715,000.00	713,693.26	124.58	-	715,000.00	713,817.84
Municipal Bond	4.09%	8/1/2028	1,000,000.00	998,204.18	171.21	-	1,000,000.00	998,375.39
Municipal Bond	4.48%	6/15/2028	3,000,000.00	2,809,574.49	19,106.24	-	3,000,000.00	2,828,680.73
Municipal Bond	2.30%	6/15/2026	1,250,000.00	1,264,522.33	-	(7,873.55)	1,250,000.00	1,256,648.78
Municipal Bond	4.21%	3/1/2029	7,500,000.00	7,689,202.70	-	(14,730.32)	7,500,000.00	7,674,472.38
Municipal Bond	4.60%	8/1/2027	780,000.00	741,169.30	6,046.30	-	780,000.00	747,215.60
Municipal Bond	3.73%	9/1/2030	-	-	1,271,965.73	-	1,210,000.00	1,271,965.73
Municipal Bond	3.90%	9/1/2030	-	-	736,090.29	-	705,000.00	736,090.29
Municipal Bond	4.13%	10/15/2028	655,000.00	686,746.57	-	(2,803.92)	655,000.00	683,942.65
Municipal Bond	4.17%	6/1/2028	700,000.00	700,000.00	-	-	700,000.00	700,000.00
Municipal Bond	3.89%	6/1/2028	1,280,000.00	1,306,747.38	-	(2,726.23)	1,280,000.00	1,304,021.15

Adjusted Book Value Comparison

Investment Description		Maturity Date	December 31, 2025 Par Value	December 31, 2025 Adjusted Book Value	Purchase/ Adjustment	(Maturity/Call/ Sale/Adjustment)	March 31, 2026 Par Value	March 31, 2026 Adjusted Book Value
Municipal Bond	4.89%	8/15/2028	300,000.00	300,000.00	-	-	300,000.00	300,000.00
Municipal Bond	4.90%	8/15/2027	300,000.00	300,000.00	-	-	300,000.00	300,000.00
Municipal Bond	3.70%	2/1/2028	-	-	4,743,894.86	-	4,670,000.00	4,743,894.86
Municipal Bond	1.94%	8/1/2026	12,182,962.00	12,133,207.84	21,022.89	-	12,182,962.00	12,154,230.73
Municipal Bond	1.94%	8/1/2026	1,447,038.00	1,441,128.42	2,497.01	-	1,447,038.00	1,443,625.43
Municipal Bond	3.90%	3/1/2030	-	-	4,794,483.81	-	4,820,000.00	4,794,483.81
Municipal Bond	3.67%	5/1/2028	3,290,000.00	3,291,518.46	-	(160.40)	3,290,000.00	3,291,358.06
Municipal Bond	3.76%	4/1/2029	985,000.00	962,273.71	1,723.14	-	985,000.00	963,996.85
Municipal Bond	3.60%	2/1/2030	-	-	4,768,032.29	-	4,725,000.00	4,768,032.29
Municipal Bond	4.17%	8/1/2029	1,140,000.00	1,148,756.91	-	(602.08)	1,140,000.00	1,148,154.83
Municipal Bond	3.65%	6/1/2028	790,000.00	796,327.52	-	(644.94)	790,000.00	795,682.58
Municipal Bond	2.30%	6/15/2026	4,750,000.00	4,721,594.69	15,400.47	-	4,750,000.00	4,736,995.16
Municipal Bond	3.79%	5/1/2028	995,000.00	1,005,596.75	-	(1,119.37)	995,000.00	1,004,477.38
Municipal Bond	3.99%	5/1/2028	2,050,000.00	2,081,593.48	-	(84,440.02)	1,970,000.00	1,997,153.46
Municipal Bond	3.57%	7/1/2028	1,200,000.00	1,210,458.54	-	(1,030.96)	1,200,000.00	1,209,427.58
Municipal Bond	2.50%	3/1/2027	1,180,000.00	1,167,440.26	2,659.71	-	1,180,000.00	1,170,099.97
Municipal Bond	3.61%	10/1/2028	3,110,000.00	3,110,000.00	-	-	3,110,000.00	3,110,000.00
Municipal Bond	4.00%	2/15/2028	2,080,000.00	2,074,486.82	639.41	-	2,080,000.00	2,075,126.23
Municipal Bond	4.08%	8/15/2027	1,750,000.00	1,747,848.74	327.05	-	1,750,000.00	1,748,175.79
Municipal Bond	4.31%	11/15/2028	1,970,000.00	1,854,454.32	9,903.91	-	1,970,000.00	1,864,358.23
Municipal Bond	4.03%	7/1/2027	2,725,000.00	2,705,188.43	3,259.68	-	2,725,000.00	2,708,448.11
Municipal Bond	2.35%	6/15/2026	1,030,000.00	1,029,673.90	176.80	-	1,030,000.00	1,029,850.70
Municipal Bond	3.65%	9/15/2027	650,000.00	643,236.12	977.13	-	650,000.00	644,213.25
Municipal Bond	4.49%	7/1/2027	2,500,000.00	2,405,843.07	15,492.00	-	2,500,000.00	2,421,335.07
Municipal Bond	4.62%	7/1/2027	4,120,000.00	3,957,701.81	26,703.54	-	4,120,000.00	3,984,405.35
Municipal Bond	5.01%	7/1/2027	2,500,000.00	2,388,918.25	18,276.71	-	2,500,000.00	2,407,194.96
Municipal Bond	0.98%	9/24/2026	30,000,000.00	30,190,953.85	-	(64,366.47)	30,000,000.00	30,126,587.38
Municipal Bond	0.00%	3/1/2026	1,800,000.00	1,805,000.85	-	(1,805,000.85)	-	-
Municipal Bond	3.60%	2/15/2029	-	-	1,132,088.44	-	1,120,000.00	1,132,088.44
Municipal Bond	0.00%	2/15/2026	900,000.00	899,976.61	-	(899,976.61)	-	-
Municipal Bond	3.60%	2/15/2029	-	-	1,010,793.25	-	1,000,000.00	1,010,793.25
Municipal Bond	3.58%	8/15/2029	-	-	1,342,473.76	-	1,285,000.00	1,342,473.76
Municipal Bond	4.59%	8/15/2027	1,000,000.00	987,587.60	1,887.02	-	1,000,000.00	989,474.62
Municipal Bond	3.63%	4/1/2028	750,000.00	771,884.10	-	(2,396.07)	750,000.00	769,488.03
Municipal Bond	1.98%	7/1/2026	2,005,000.00	2,008,209.56	-	(1,587.15)	2,005,000.00	2,006,622.41
Municipal Bond	2.50%	7/1/2026	2,750,000.00	2,759,028.82	-	(4,464.80)	2,750,000.00	2,754,564.02
Municipal Bond	3.15%	8/15/2026	1,740,000.00	1,726,004.65	5,548.81	-	1,740,000.00	1,731,553.46
Municipal Bond	4.60%	8/1/2027	750,000.00	717,180.34	5,110.33	-	750,000.00	722,290.67
Municipal Bond	3.83%	9/1/2028	11,440,000.00	11,189,160.27	23,154.44	-	11,440,000.00	11,212,314.71
Municipal Bond	3.68%	9/1/2027	1,250,000.00	1,246,050.18	583.72	-	1,250,000.00	1,246,633.90
Municipal Bond	3.23%	6/1/2026	1,605,000.00	1,596,898.31	4,797.05	-	1,605,000.00	1,601,695.36
Municipal Bond	4.28%	9/1/2028	1,000,000.00	983,119.49	1,558.20	-	1,000,000.00	984,677.69
Municipal Bond	4.65%	4/1/2027	750,000.00	725,784.51	4,779.38	-	750,000.00	730,563.89
Municipal Bond	4.79%	4/1/2027	3,395,000.00	3,280,192.72	22,659.33	-	3,395,000.00	3,302,852.05
Municipal Bond	1.97%	6/15/2026	5,000,000.00	4,981,111.98	10,240.49	-	5,000,000.00	4,991,352.47
Municipal Bond	3.20%	10/1/2026	1,500,000.00	1,490,093.18	3,254.06	-	1,500,000.00	1,493,347.24
Municipal Bond	4.26%	12/1/2028	805,000.00	746,198.71	4,964.46	-	805,000.00	751,163.17
Municipal Bond	4.42%	7/1/2028	2,500,000.00	2,500,000.00	-	-	2,500,000.00	2,500,000.00
Municipal Bond	3.84%	7/1/2028	5,250,000.00	5,320,831.26	-	(6,982.27)	5,250,000.00	5,313,848.99
Municipal Bond	3.83%	9/1/2030	-	-	2,126,543.08	-	2,120,000.00	2,126,543.08
Municipal Bond	3.95%	6/15/2028	3,000,000.00	3,000,000.00	-	-	3,000,000.00	3,000,000.00
Municipal Bond	4.07%	6/15/2029	2,750,000.00	2,750,000.00	-	-	2,750,000.00	2,750,000.00
Municipal Bond	4.58%	7/15/2027	2,500,000.00	2,468,563.31	5,043.32	-	2,500,000.00	2,473,606.63
Municipal Bond	0.00%	1/15/2026	2,500,000.00	2,499,391.27	-	(2,499,391.27)	-	-
Municipal Bond	1.85%	7/1/2026	1,750,000.00	1,756,578.16	-	(3,252.94)	1,750,000.00	1,753,325.22
Municipal Bond	3.99%	8/1/2028	1,250,000.00	1,185,805.43	6,120.25	-	1,250,000.00	1,191,925.68
Municipal Bond	4.61%	7/1/2027	1,125,000.00	1,073,816.76	8,421.38	-	1,125,000.00	1,082,238.14
Municipal Bond	4.00%	7/1/2028	5,000,000.00	4,712,656.46	28,325.21	-	5,000,000.00	4,740,981.67
Municipal Bond	4.45%	6/1/2028	1,010,000.00	1,005,751.54	433.02	-	1,010,000.00	1,006,184.56

Adjusted Book Value Comparison

Investment Description		Maturity Date	December 31, 2025 Par Value	December 31, 2025 Adjusted Book Value	Purchase/ Adjustment	(Maturity/Call/ Sale/Adjustment)	March 31, 2026 Par Value	March 31, 2026 Adjusted Book Value
Municipal Bond	4.61%	5/1/2027	5,000,000.00	4,869,482.69	24,169.87	-	5,000,000.00	4,893,652.56
Municipal Bond	4.86%	5/1/2027	2,700,000.00	2,621,547.19	14,528.30	-	2,700,000.00	2,636,075.49
Municipal Bond	2.01%	8/1/2026	2,550,000.00	2,566,462.24	-	(6,955.87)	2,550,000.00	2,559,506.37
Municipal Bond	2.60%	4/1/2026	2,000,000.00	2,003,051.90	-	(3,018.36)	2,000,000.00	2,000,033.54
Municipal Bond	4.65%	8/1/2027	465,000.00	447,405.99	2,739.55	-	465,000.00	450,145.54
Municipal Bond	4.22%	7/1/2027	545,000.00	538,601.23	1,052.81	-	545,000.00	539,654.04
Municipal Bond	4.30%	2/1/2029	5,000,000.00	4,882,941.61	9,339.77	-	5,000,000.00	4,892,281.38
Municipal Bond	3.90%	8/1/2029	-	-	2,009,224.59	-	2,020,000.00	2,009,224.59
Municipal Bond	2.80%	8/1/2026	890,000.00	893,399.15	-	(1,436.26)	890,000.00	891,962.89
Municipal Bond	2.80%	8/1/2026	110,000.00	110,420.12	-	(177.52)	110,000.00	110,242.60
Municipal Bond	3.14%	4/1/2026	1,150,000.00	1,151,417.45	-	(1,401.87)	1,150,000.00	1,150,015.58
Municipal Bond	4.47%	4/1/2027	555,000.00	540,739.84	2,814.51	-	555,000.00	543,554.35
Municipal Bond	4.66%	6/15/2027	1,300,000.00	1,313,939.39	-	(2,362.61)	1,300,000.00	1,311,576.78
Municipal Bond	4.50%	5/1/2027	3,000,000.00	2,888,303.08	20,684.61	-	3,000,000.00	2,908,987.69
Municipal Bond	2.57%	6/1/2026	2,750,000.00	2,722,299.99	16,401.32	-	2,750,000.00	2,738,701.31
Municipal Bond	0.00%	3/1/2026	4,380,000.00	4,381,983.94	-	(4,381,983.94)	-	-
Municipal Bond	4.68%	5/1/2027	725,000.00	696,894.82	5,204.66	-	725,000.00	702,099.48
Municipal Bond	3.73%	5/15/2029	625,000.00	613,262.95	858.11	-	625,000.00	614,121.06
Municipal Bond	2.02%	8/1/2026	3,270,000.00	3,276,917.98	-	(2,923.09)	3,270,000.00	3,273,994.89
Municipal Bond	2.08%	3/1/2027	1,600,000.00	1,582,701.04	3,663.31	-	1,600,000.00	1,586,364.35
Municipal Bond	5.04%	6/1/2027	600,000.00	572,760.02	4,741.97	-	600,000.00	577,501.99
Municipal Bond	2.78%	8/1/2026	2,205,000.00	2,209,802.86	-	(2,029.38)	2,205,000.00	2,207,773.48
Municipal Bond	4.09%	8/1/2028	1,365,000.00	1,233,045.04	12,580.46	-	1,365,000.00	1,245,625.50
Municipal Bond	3.20%	6/1/2026	2,240,000.00	2,232,604.17	4,379.11	-	2,240,000.00	2,236,983.28
Municipal Bond	4.65%	3/1/2027	700,000.00	674,733.54	5,350.55	-	700,000.00	680,084.09
Municipal Bond	3.58%	8/1/2029	-	-	2,062,443.03	-	2,005,000.00	2,062,443.03
Municipal Bond	3.84%	9/1/2030	5,000,000.00	5,218,656.87	-	(11,542.01)	5,000,000.00	5,207,114.86
Municipal Bond	3.84%	9/1/2030	2,500,000.00	2,609,328.43	-	(5,771.00)	2,500,000.00	2,603,557.43
Municipal Bond	3.77%	9/1/2029	-	-	2,982,933.17	-	2,860,000.00	2,982,933.17
Municipal Bond	4.20%	6/15/2030	-	-	6,410,155.22	-	6,445,000.00	6,410,155.22
Municipal Bond	3.15%	6/1/2026	3,000,000.00	3,000,028.50	-	(16.88)	3,000,000.00	3,000,011.62
Municipal Bond	3.41%	7/1/2026	3,445,000.00	3,409,641.67	17,484.89	-	3,445,000.00	3,427,126.56
Municipal Bond	4.60%	5/15/2027	1,645,000.00	1,578,536.98	11,963.35	-	1,645,000.00	1,590,500.33
Municipal Bond	3.65%	5/15/2029	-	-	1,939,893.92	-	2,000,000.00	1,939,893.92
Municipal Bond	4.07%	10/1/2028	1,250,000.00	1,250,000.00	-	-	1,250,000.00	1,250,000.00
Municipal Bond	4.18%	10/1/2029	1,250,000.00	1,250,000.00	-	-	1,250,000.00	1,250,000.00
Municipal Bond	4.02%	10/1/2029	1,250,000.00	1,256,915.22	-	(454.29)	1,250,000.00	1,256,460.93
Municipal Bond	4.26%	11/1/2028	985,000.00	978,580.01	557.72	-	985,000.00	979,137.73
Municipal Bond	3.87%	5/1/2028	9,000,000.00	9,130,106.34	-	(13,743.62)	9,000,000.00	9,116,362.72
Municipal Bond	4.11%	5/1/2026	2,980,000.00	2,980,726.54	-	(540.40)	2,980,000.00	2,980,186.14
Municipal Bond	4.45%	8/1/2027	3,295,000.00	3,303,147.29	-	(1,268.61)	3,295,000.00	3,301,878.68
Municipal Bond	3.63%	9/15/2027	1,120,000.00	1,126,654.39	-	(961.31)	1,120,000.00	1,125,693.08
Municipal Bond	4.02%	5/15/2028	2,160,000.00	2,044,402.67	12,013.58	-	2,160,000.00	2,056,416.25
Municipal Bond	4.50%	2/1/2027	2,000,000.00	1,938,701.99	13,896.28	-	2,000,000.00	1,952,598.27
Municipal Bond	3.84%	8/15/2028	2,535,000.00	2,544,754.34	-	(916.37)	2,535,000.00	2,543,837.97
Municipal Bond	4.09%	4/1/2027	1,040,000.00	1,029,560.75	2,060.38	-	1,040,000.00	1,031,621.13
Municipal Bond	3.98%	5/15/2027	2,500,000.00	2,416,375.17	15,052.47	-	2,500,000.00	2,431,427.64
Municipal Bond	4.45%	5/1/2028	3,810,000.00	3,552,727.72	27,176.65	-	3,810,000.00	3,579,904.37
Municipal Bond	4.71%	6/15/2027	4,840,000.00	4,883,619.44	-	(7,393.12)	4,840,000.00	4,876,226.32
Treasury	0.00%	2/28/2026	30,000,000.00	29,982,973.69	-	(29,982,973.69)	-	-
			$ 681,206,633.93	**$ 679,312,204.08**	**$ 200,475,359.96**	**$ (56,532,360.71)**	**$ 824,502,085.83**	**$ 823,255,203.33**

Market Value Comparison

Investment Description	Yield	Maturity Date	December 31, 2025 Par Value	December 31, 2025 Market Value	Qtr to Qtr Change	March 31, 2026 Par Value	March 31, 2026 Market Value
Cash	0.00%	N/A	8,071,368.62	8,071,368.62	(65,863.06)	8,005,505.56	8,005,505.56
Cash	0.40%	N/A	419,147.87	419,147.87	163,526.73	582,674.60	582,674.60
Compound CD	3.75%	10/3/2027	5,775,165.89	5,775,165.89	-	5,775,165.89	5,775,165.89
Compound CD	4.07%	7/31/2026	18,626,939.04	18,626,939.04	-	18,626,939.04	18,626,939.04
Local Government Investment Pool	3.68%	N/A	25,078,189.91	25,078,189.91	(8,052,306.43)	17,025,883.48	17,025,883.48
Local Government Investment Pool	3.79%	N/A	5,386,120.67	5,386,120.67	13,929,698.88	19,315,819.55	19,315,819.55
Local Government Investment Pool	3.78%	N/A	10,578,555.81	10,578,555.81	12,105,248.34	22,683,804.15	22,683,804.15
Local Government Investment Pool	3.54%	N/A	20,248,734.05	20,248,734.05	41,929,942.88	62,178,676.93	62,178,676.93
Local Government Investment Pool	3.91%	N/A	43,421,644.01	43,421,644.01	19,595,338.49	63,016,982.50	63,016,982.50
Local Government Investment Pool	3.62%	N/A	4,873,768.06	4,873,768.06	10,864,866.07	15,738,634.13	15,738,634.13
Local Government Investment Pool	3.82%	N/A	-	-	20,000,000.00	20,000,000.00	20,000,000.00
Local Government Investment Pool	3.83%	N/A	8,500,000.00	8,500,000.00	16,500,000.00	25,000,000.00	25,000,000.00
Local Government Investment Pool	0.00%	N/A	8,500,000.00	8,500,000.00	(8,500,000.00)	-	-
Local Government Investment Pool	3.76%	N/A	-	-	10,000,000.00	10,000,000.00	10,000,000.00
FAMC Bond	4.80%	7/1/2027	3,215,000.00	3,205,301.95	(7,853.60)	3,215,000.00	3,197,448.35
FAMC Bond	3.65%	9/6/2030	-	-	9,925,118.30	10,000,000.00	9,925,118.30
FAMC Bond	3.80%	7/28/2028	10,000,000.00	10,078,708.20	(77,483.60)	10,000,000.00	10,001,224.60
FAMC Bond	3.79%	2/13/2031	-	-	7,384,312.35	7,500,000.00	7,384,312.35
FAMC Bond	3.79%	8/11/2028	20,000,000.00	20,158,300.40	(156,518.20)	20,000,000.00	20,001,782.20
FAMC Bond	3.87%	4/11/2028	10,000,000.00	10,062,444.40	(68,858.40)	10,000,000.00	9,993,586.00
FAMC Bond	4.01%	8/23/2028	10,000,000.00	10,102,486.20	(80,803.30)	10,000,000.00	10,021,682.90
FAMC Bond	4.28%	3/12/2029	10,000,000.00	10,182,582.70	(95,327.21)	10,000,000.00	10,087,255.49
FAMC Bond	4.30%	3/12/2029	6,217,000.00	6,330,511.66	(59,264.92)	6,217,000.00	6,271,246.74
FAMC Bond	4.70%	8/7/2026	10,000,000.00	10,065,761.80	(31,742.20)	10,000,000.00	10,034,019.60
FFCB Bond	3.95%	8/16/2027	10,000,000.00	10,032,786.00	(30,671.20)	10,000,000.00	10,002,114.80
FFCB Bond	3.87%	8/16/2027	5,000,000.00	5,016,393.00	(15,335.60)	5,000,000.00	5,001,057.40
FFCB Bond	4.00%	5/26/2026	5,000,000.00	5,005,390.35	(3,661.75)	5,000,000.00	5,001,728.60
FFCB Bond	3.96%	8/6/2027	15,000,000.00	15,106,597.65	(56,581.35)	15,000,000.00	15,050,016.30
FFCB Bond	3.89%	8/6/2027	15,000,000.00	15,106,597.65	(56,581.35)	15,000,000.00	15,050,016.30
FFCB Bond	4.14%	3/12/2029	5,000,000.00	5,079,326.35	(40,470.50)	5,000,000.00	5,038,855.85
FFCB Bond	4.27%	3/12/2029	5,000,000.00	5,079,326.35	(40,470.50)	5,000,000.00	5,038,855.85
FFCB Bond	4.27%	3/12/2029	5,000,000.00	5,079,326.35	(40,470.50)	5,000,000.00	5,038,855.85
FFCB Bond	4.22%	3/20/2029	5,000,000.00	5,080,797.75	(46,811.35)	5,000,000.00	5,033,986.40
FFCB Bond	4.22%	3/20/2029	5,000,000.00	5,080,797.75	(46,811.35)	5,000,000.00	5,033,986.40
FFCB Bond	4.28%	3/20/2029	10,000,000.00	10,161,595.50	(93,622.70)	10,000,000.00	10,067,972.80
FFCB Bond	3.59%	5/20/2027	12,875,000.00	13,044,124.07	(66,447.23)	12,875,000.00	12,977,676.84
FHLB Bond	4.10%	7/18/2030	10,000,000.00	10,100,109.40	(104,579.80)	10,000,000.00	9,995,529.60
FHLB Bond	3.57%	9/10/2027	7,780,000.00	7,860,625.46	(39,805.59)	7,780,000.00	7,820,819.87
FHLB Bond	3.57%	9/10/2027	5,000,000.00	5,051,815.85	(25,582.00)	5,000,000.00	5,026,233.85
FHLB Bond	4.27%	3/9/2029	10,000,000.00	10,286,122.40	(103,454.30)	10,000,000.00	10,182,668.10
FHLB Bond	3.58%	4/9/2027	5,000,000.00	5,084,104.10	(32,230.55)	5,000,000.00	5,051,873.55
FNMA Bond	0.98%	9/24/2026	30,000,000.00	29,632,916.10	106,524.90	30,000,000.00	29,739,441.00
Municipal Bond	5.14%	6/1/2028	1,000,000.00	1,007,130.00	(5,228.50)	1,000,000.00	1,001,901.50
Municipal Bond	4.47%	8/1/2027	1,850,000.00	1,773,447.00	11,504.23	1,850,000.00	1,784,951.23
Municipal Bond	3.90%	8/1/2028	1,785,000.00	1,847,742.75	(17,336.28)	1,785,000.00	1,830,406.47
Municipal Bond	4.96%	6/1/2027	1,100,000.00	1,140,700.00	(5,348.64)	1,100,000.00	1,135,351.36
Municipal Bond	2.30%	8/1/2026	1,675,000.00	1,664,799.25	4,516.81	1,675,000.00	1,669,316.06
Municipal Bond	4.24%	6/1/2027	900,000.00	925,695.00	(6,864.48)	900,000.00	918,830.52
Municipal Bond	4.10%	8/1/2028	715,000.00	718,339.05	(4,116.90)	715,000.00	714,222.15
Municipal Bond	4.09%	8/1/2028	1,000,000.00	1,000,070.00	(1,602.70)	1,000,000.00	998,467.30
Municipal Bond	4.48%	6/15/2028	3,000,000.00	2,845,950.00	11,095.50	3,000,000.00	2,857,045.50
Municipal Bond	2.30%	6/15/2026	1,250,000.00	1,257,962.50	(5,200.75)	1,250,000.00	1,252,761.75
Municipal Bond	4.21%	3/1/2029	7,500,000.00	7,815,975.00	(84,031.50)	7,500,000.00	7,731,943.50
Municipal Bond	4.60%	8/1/2027	780,000.00	749,041.80	3,807.73	780,000.00	752,849.53
Municipal Bond	3.73%	9/1/2030	-	-	1,259,744.92	1,210,000.00	1,259,744.92
Municipal Bond	3.90%	9/1/2030	-	-	733,983.61	705,000.00	733,983.61
Municipal Bond	4.13%	10/15/2028	655,000.00	694,810.90	(10,223.04)	655,000.00	684,587.86
Municipal Bond	4.17%	6/1/2028	700,000.00	706,930.00	(3,763.20)	700,000.00	703,166.80
Municipal Bond	3.89%	6/1/2028	1,280,000.00	1,313,728.00	(9,003.78)	1,280,000.00	1,304,724.22

Market Value Comparison

Investment Description	Yield	Maturity Date	December 31, 2025 Par Value	December 31, 2025 Market Value	Qtr to Qtr Change	March 31, 2026 Par Value	March 31, 2026 Market Value
Municipal Bond	4.89%	8/15/2028	300,000.00	309,396.00	(2,727.78)	300,000.00	306,668.22
Municipal Bond	4.90%	8/15/2027	300,000.00	306,111.00	(1,784.79)	300,000.00	304,326.21
Municipal Bond	3.70%	2/1/2028	-	-	4,722,543.10	4,670,000.00	4,722,543.10
Municipal Bond	1.94%	8/1/2026	12,182,962.00	11,977,557.26	93,922.11	12,182,962.00	12,071,479.37
Municipal Bond	1.94%	8/1/2026	1,447,038.00	1,420,861.08	12,983.55	1,447,038.00	1,433,844.63
Municipal Bond	3.90%	3/1/2030	-	-	4,745,313.62	4,820,000.00	4,745,313.62
Municipal Bond	3.67%	5/1/2028	3,290,000.00	3,289,243.30	(13,908.80)	3,290,000.00	3,275,334.50
Municipal Bond	3.76%	4/1/2029	985,000.00	956,957.05	2,370.21	985,000.00	959,327.26
Municipal Bond	3.60%	2/1/2030	-	-	4,694,642.35	4,725,000.00	4,694,642.35
Municipal Bond	4.17%	8/1/2029	1,140,000.00	1,164,589.80	(12,286.92)	1,140,000.00	1,152,302.88
Municipal Bond	3.65%	6/1/2028	790,000.00	796,730.80	(4,924.94)	790,000.00	791,805.86
Municipal Bond	2.30%	6/15/2026	4,750,000.00	4,675,662.50	46,243.63	4,750,000.00	4,721,906.13
Municipal Bond	3.79%	5/1/2028	995,000.00	1,005,706.20	(3,039.43)	995,000.00	1,002,666.77
Municipal Bond	3.99%	5/1/2028	2,050,000.00	2,092,373.50	(92,259.49)	1,970,000.00	2,000,114.01
Municipal Bond	3.57%	7/1/2028	1,200,000.00	1,210,776.00	(10,559.04)	1,200,000.00	1,200,216.96
Municipal Bond	2.50%	3/1/2027	1,180,000.00	1,146,853.80	8,098.93	1,180,000.00	1,154,952.73
Municipal Bond	3.61%	10/1/2028	3,110,000.00	3,100,981.00	(16,236.69)	3,110,000.00	3,084,744.31
Municipal Bond	4.00%	2/15/2028	2,080,000.00	2,086,635.20	(9,213.78)	2,080,000.00	2,077,421.42
Municipal Bond	4.08%	8/15/2027	1,750,000.00	1,756,195.00	(3,598.35)	1,750,000.00	1,752,596.65
Municipal Bond	4.31%	11/15/2028	1,970,000.00	1,869,805.80	1,947.35	1,970,000.00	1,871,753.15
Municipal Bond	4.03%	7/1/2027	2,725,000.00	2,718,977.75	(5,006.64)	2,725,000.00	2,713,971.11
Municipal Bond	2.35%	6/15/2026	1,030,000.00	1,021,574.60	4,960.27	1,030,000.00	1,026,534.87
Municipal Bond	3.65%	9/15/2027	650,000.00	643,311.50	(754.06)	650,000.00	642,557.44
Municipal Bond	4.49%	7/1/2027	2,500,000.00	2,419,850.00	11,893.25	2,500,000.00	2,431,743.25
Municipal Bond	4.62%	7/1/2027	4,120,000.00	3,987,912.80	19,600.08	4,120,000.00	4,007,512.88
Municipal Bond	5.01%	7/1/2027	2,500,000.00	2,419,850.00	11,893.25	2,500,000.00	2,431,743.25
Municipal Bond	0.00%	3/1/2026	1,800,000.00	1,805,490.00	(1,805,490.00)	-	-
Municipal Bond	3.60%	2/15/2029	-	-	1,122,531.09	1,120,000.00	1,122,531.09
Municipal Bond	0.00%	2/15/2026	900,000.00	900,630.00	(900,630.00)	-	-
Municipal Bond	3.60%	2/15/2029	-	-	1,002,259.90	1,000,000.00	1,002,259.90
Municipal Bond	3.58%	8/15/2029	-	-	1,327,516.02	1,285,000.00	1,327,516.02
Municipal Bond	4.59%	8/15/2027	1,000,000.00	1,000,750.00	(2,845.70)	1,000,000.00	997,904.30
Municipal Bond	3.63%	4/1/2028	750,000.00	770,737.50	(6,187.12)	750,000.00	764,550.38
Municipal Bond	1.98%	7/1/2026	2,005,000.00	1,988,779.55	9,438.34	2,005,000.00	1,998,217.89
Municipal Bond	2.50%	7/1/2026	2,750,000.00	2,741,640.00	5,025.08	2,750,000.00	2,746,665.08
Municipal Bond	3.15%	8/15/2026	1,740,000.00	1,715,796.60	11,649.30	1,740,000.00	1,727,445.90
Municipal Bond	4.60%	8/1/2027	750,000.00	722,595.00	3,944.48	750,000.00	726,539.48
Municipal Bond	3.83%	9/1/2028	11,440,000.00	11,212,801.60	(59,803.74)	11,440,000.00	11,152,997.86
Municipal Bond	3.68%	9/1/2027	1,250,000.00	1,242,812.50	2,064.25	1,250,000.00	1,244,876.75
Municipal Bond	3.23%	6/1/2026	1,605,000.00	1,590,731.55	9,017.21	1,605,000.00	1,599,748.76
Municipal Bond	4.28%	9/1/2028	1,000,000.00	996,670.00	(4,946.10)	1,000,000.00	991,723.90
Municipal Bond	4.65%	4/1/2027	750,000.00	729,577.50	5,613.15	750,000.00	735,190.65
Municipal Bond	4.79%	4/1/2027	3,395,000.00	3,302,554.15	25,408.86	3,395,000.00	3,327,963.01
Municipal Bond	1.97%	6/15/2026	5,000,000.00	4,928,100.00	42,727.50	5,000,000.00	4,970,827.50
Municipal Bond	3.20%	10/1/2026	1,500,000.00	1,482,135.00	6,532.65	1,500,000.00	1,488,667.65
Municipal Bond	4.26%	12/1/2028	805,000.00	753,826.15	798.48	805,000.00	754,624.63
Municipal Bond	4.42%	7/1/2028	2,500,000.00	2,547,225.00	(25,534.50)	2,500,000.00	2,521,690.50
Municipal Bond	3.84%	7/1/2028	5,250,000.00	5,349,172.50	(53,622.45)	5,250,000.00	5,295,550.05
Municipal Bond	3.83%	9/1/2030	-	-	2,102,575.93	2,120,000.00	2,102,575.93
Municipal Bond	3.95%	6/15/2028	3,000,000.00	3,006,960.00	(13,453.20)	3,000,000.00	2,993,506.80
Municipal Bond	4.07%	6/15/2029	2,750,000.00	2,764,767.50	(17,909.37)	2,750,000.00	2,746,858.13
Municipal Bond	4.58%	7/15/2027	2,500,000.00	2,496,275.00	(4,129.50)	2,500,000.00	2,492,145.50
Municipal Bond	0.00%	1/15/2026	2,500,000.00	2,499,300.00	(2,499,300.00)	-	-
Municipal Bond	1.85%	7/1/2026	1,750,000.00	1,738,625.00	6,014.58	1,750,000.00	1,744,639.58
Municipal Bond	3.99%	8/1/2028	1,250,000.00	1,193,837.50	1,203.75	1,250,000.00	1,195,041.25
Municipal Bond	4.61%	7/1/2027	1,125,000.00	1,078,807.50	8,503.99	1,125,000.00	1,087,311.49
Municipal Bond	4.00%	7/1/2028	5,000,000.00	4,700,800.00	18,970.00	5,000,000.00	4,719,770.00
Municipal Bond	4.45%	6/1/2028	1,010,000.00	1,014,555.10	(9,152.72)	1,010,000.00	1,005,402.38
Municipal Bond	4.61%	5/1/2027	5,000,000.00	4,910,800.00	11,333.50	5,000,000.00	4,922,133.50

Market Value Comparison

Investment Description	Yield	Maturity Date	December 31, 2025 Par Value	December 31, 2025 Market Value	Qtr to Qtr Change	March 31, 2026 Par Value	March 31, 2026 Market Value
Municipal Bond	4.86%	5/1/2027	2,700,000.00	2,651,832.00	6,120.09	2,700,000.00	2,657,952.09
Municipal Bond	2.01%	8/1/2026	2,550,000.00	2,539,443.00	3,504.72	2,550,000.00	2,542,947.72
Municipal Bond	2.60%	4/1/2026	2,000,000.00	1,995,860.00	4,140.00	2,000,000.00	2,000,000.00
Municipal Bond	4.65%	8/1/2027	465,000.00	451,821.90	1,699.67	465,000.00	453,521.57
Municipal Bond	4.22%	7/1/2027	545,000.00	541,610.10	334.90	545,000.00	541,945.00
Municipal Bond	4.30%	2/1/2029	5,000,000.00	4,949,200.00	(34,246.00)	5,000,000.00	4,914,954.00
Municipal Bond	3.90%	8/1/2029	-	-	1,995,731.32	2,020,000.00	1,995,731.32
Municipal Bond	2.80%	8/1/2026	890,000.00	887,988.60	981.49	890,000.00	888,970.09
Municipal Bond	2.80%	8/1/2026	110,000.00	109,751.40	121.31	110,000.00	109,872.71
Municipal Bond	3.14%	4/1/2026	1,150,000.00	1,149,264.00	736.00	1,150,000.00	1,150,000.00
Municipal Bond	4.47%	4/1/2027	555,000.00	543,966.60	2,197.58	555,000.00	546,164.18
Municipal Bond	4.66%	6/15/2027	1,300,000.00	1,329,042.00	(10,350.73)	1,300,000.00	1,318,691.27
Municipal Bond	4.50%	5/1/2027	3,000,000.00	2,902,050.00	18,108.90	3,000,000.00	2,920,158.90
Municipal Bond	2.57%	6/1/2026	2,750,000.00	2,698,822.50	33,246.95	2,750,000.00	2,732,069.45
Municipal Bond	0.00%	3/1/2026	4,380,000.00	4,361,910.60	(4,361,910.60)	-	-
Municipal Bond	4.68%	5/1/2027	725,000.00	701,640.50	4,780.80	725,000.00	706,421.30
Municipal Bond	3.73%	5/15/2029	625,000.00	612,418.75	(3,083.94)	625,000.00	609,334.81
Municipal Bond	2.02%	8/1/2026	3,270,000.00	3,241,224.00	13,300.07	3,270,000.00	3,254,524.07
Municipal Bond	2.08%	3/1/2027	1,600,000.00	1,545,248.00	13,121.76	1,600,000.00	1,558,369.76
Municipal Bond	5.04%	6/1/2027	600,000.00	578,682.00	3,827.64	600,000.00	582,509.64
Municipal Bond	2.78%	8/1/2026	2,205,000.00	2,194,195.50	5,251.43	2,205,000.00	2,199,446.93
Municipal Bond	4.09%	8/1/2028	1,365,000.00	1,231,898.85	9,050.36	1,365,000.00	1,240,949.21
Municipal Bond	3.20%	6/1/2026	2,240,000.00	2,224,140.80	9,844.58	2,240,000.00	2,233,985.38
Municipal Bond	4.65%	3/1/2027	700,000.00	678,426.00	5,115.04	700,000.00	683,541.04
Municipal Bond	3.58%	8/1/2029	-	-	2,040,342.94	2,005,000.00	2,040,342.94
Municipal Bond	3.84%	9/1/2030	5,000,000.00	5,222,500.00	(57,308.50)	5,000,000.00	5,165,191.50
Municipal Bond	3.84%	9/1/2030	2,500,000.00	2,611,250.00	(28,654.25)	2,500,000.00	2,582,595.75
Municipal Bond	3.77%	9/1/2029	-	-	2,967,816.28	2,860,000.00	2,967,816.28
Municipal Bond	4.20%	6/15/2030	-	-	6,438,753.51	6,445,000.00	6,438,753.51
Municipal Bond	3.15%	6/1/2026	3,000,000.00	2,990,910.00	5,508.60	3,000,000.00	2,996,418.60
Municipal Bond	3.41%	7/1/2026	3,445,000.00	3,393,635.05	27,687.47	3,445,000.00	3,421,322.52
Municipal Bond	4.60%	5/15/2027	1,645,000.00	1,593,856.95	6,376.02	1,645,000.00	1,600,232.97
Municipal Bond	3.65%	5/15/2029	-	-	1,923,921.20	2,000,000.00	1,923,921.20
Municipal Bond	4.07%	10/1/2028	1,250,000.00	1,265,425.00	(9,045.37)	1,250,000.00	1,256,379.63
Municipal Bond	4.18%	10/1/2029	1,250,000.00	1,272,862.50	(11,531.25)	1,250,000.00	1,261,331.25
Municipal Bond	4.02%	10/1/2029	1,250,000.00	1,272,862.50	(11,531.25)	1,250,000.00	1,261,331.25
Municipal Bond	4.26%	11/1/2028	985,000.00	991,067.60	(9,187.88)	985,000.00	981,879.72
Municipal Bond	3.87%	5/1/2028	9,000,000.00	9,163,890.00	(63,514.80)	9,000,000.00	9,100,375.20
Municipal Bond	4.11%	5/1/2026	2,980,000.00	2,985,066.00	(4,619.89)	2,980,000.00	2,980,446.11
Municipal Bond	4.45%	8/1/2027	3,295,000.00	3,338,461.05	(12,641.93)	3,295,000.00	3,325,819.12
Municipal Bond	3.63%	9/15/2027	1,120,000.00	1,126,417.60	(4,248.50)	1,120,000.00	1,122,169.10
Municipal Bond	4.02%	5/15/2028	2,160,000.00	2,056,968.00	(4,143.96)	2,160,000.00	2,052,824.04
Municipal Bond	4.50%	2/1/2027	2,000,000.00	1,946,040.00	14,305.60	2,000,000.00	1,960,345.60
Municipal Bond	3.84%	8/15/2028	2,535,000.00	2,552,440.80	(8,703.42)	2,535,000.00	2,543,737.38
Municipal Bond	4.09%	4/1/2027	1,040,000.00	1,031,586.40	2,087.07	1,040,000.00	1,033,673.47
Municipal Bond	3.98%	5/15/2027	2,500,000.00	2,418,850.00	10,667.00	2,500,000.00	2,429,517.00
Municipal Bond	4.45%	5/1/2028	3,810,000.00	3,594,430.20	3,485.01	3,810,000.00	3,597,915.21
Municipal Bond	4.71%	6/15/2027	4,840,000.00	4,948,609.60	(25,833.50)	4,840,000.00	4,922,776.10
Treasury Note	0.00%	2/28/2026	30,000,000.00	29,840,859.30	(29,840,859.30)	-	-
			$ 681,206,633.93	$ 681,319,894.36	$ 141,927,886.32	$ 824,502,085.83	$ 823,247,780.68

CITY COUNCIL AGENDA MEMO

MEETING DATE:	5/26/2026
DEPARTMENT:	Special Projects
DIRECTOR:	Peter Braster, Director of Special Projects
AGENDA ITEM:	Award RFQ 2026-0152-B Construction Manager-At-Risk for the City of Plano Public Safety Campus
RECOMMENDED ACTION:	Items for Individual Consideration

ITEM SUMMARY

Consideration to approve RFQ No. 2026-0152-B Construction Manager-At-Risk for the City of Plano Public Safety Campus for Special Projects to Swinerton Builders in the amount of $140,000,000; and authorizing the City Manager to execute all necessary documents. **Approved**

BACKGROUND

Special Projects recommends award for the Construction Manager-At-Risk for the City of Plano Public Safety Campus to Swinerton Builders in an amount not to exceed $140,000,000, inclusive of the pre-construction services fee of $50,000 and all general conditions. This action initiates the pre-construction phase and positions the City to begin construction in accordance with the adopted project schedule.

The Plano Public Safety Campus is one of the most significant capital investments in the City's history. The project will consolidate essential public safety operations into a single, purpose-built campus located at the intersection of West Park Boulevard and Alma Drive. The campus will include the following facilities:

- New Police Headquarters
- 911 Communications Center
- Central Utility Plant
- Parking Garage
- Fire Station No. 14

Together, these facilities will enhance emergency response capabilities, strengthen interdepartmental coordination, improve operational resilience, and position the City to meet the service demands of a growing community. The project represents a critical and time-sensitive step in replacing aging infrastructure that no longer meets the operational needs of the Plano Police and Fire Departments.

To procure construction services for this complex, multi-facility project, the City employed the Construction Manager at Risk (CMAR) delivery method. CMAR is a project delivery approach in which the construction manager serves as both an advisor during pre-construction and as the general contractor during construction, assuming financial risk by committing to a Guaranteed Maximum Price (GMP). This method is particularly well-suited to large, technically complex public safety projects where early contractor involvement adds significant value through constructability reviews, phasing analysis, and cost validation. On January 28, 2026, the City opened proposals in response to the request for qualifications. The evaluation committee, comprised of representatives from Special Projects, the Police Department, Fire-Rescue, and Facilities Management, evaluated all submitted Statements of Qualifications against defined criteria to establish the most qualified firms to proceed to Step 2 of the process. Step 2 included in-person

presentations, interviews, and fees for general conditions and pre-construction.

Special Projects recommends award to Swinerton Builders as the most qualified firm. Swinerton Builders distinguished itself through the depth and relevance of its project team, its extensive portfolio of public safety and institutional construction, and its collaborative approach to pre-construction services.

Swinerton Builders brings particular expertise in the construction of police headquarters, fire stations, and structured parking, the three most technically specialized components of this campus. The firm has demonstrated strong performance on large-scale public sector projects nationally, with a track record of delivering complex capital programs on schedule and within budget. The committee determined that Swinerton's team experience, relevant project expertise, project approach, and innovative service capabilities made them the clear choice to deliver this program.

Consistent with CMAR best practices and the City's interest in early contractor engagement, the contract is structured as a two-phase award. Phase 1: Pre-Construction Phase (Phase 1) will engage Swinerton's team in collaborative planning, constructability reviews, phasing strategy, long-lead procurement planning, and final cost validation prior to establishment of the GMP. This phase is critical to ensuring the project is thoroughly planned before construction commences, reducing risk and change orders during the construction phase. Phase 2: Includes a GMP representing the not-to-exceed construction cost commitment and includes all pre-construction fees, general conditions, and construction costs. The GMP structure provides the City with cost certainty while incentivizing the contractor to identify and realize savings throughout the project.

The development of the Plano Public Safety Campus represents a generational investment in the City's capacity to deliver modern, efficient, and coordinated public safety services. The current Police Headquarters and related facilities are aging and no longer adequately serve the operational demands of a city of Plano's size and growth trajectory. Fire Station No. 14 will address a critical gap in the City's fire response coverage as the northwestern quadrant continues to develop.

By consolidating police, communications, and fire operations on a single campus, the City will realize the following strategic benefits:

- Improved emergency response times through co-located dispatch, command, and field operations.
- Enhanced interdepartmental communication and coordination during major incidents and disasters.
- Reduced long-term maintenance and operational costs through modern, energy-efficient facilities.
- Scalable infrastructure designed to accommodate future growth and technological evolution.
- Improved public access and a physical expression of the City's commitment to public safety.

Should the Council choose not to authorize this contract, the following impacts are anticipated:

- Continued operation of aging and functionally obsolete public safety facilities, increasing maintenance costs and service disruption risk.
- Delayed improvements to emergency response times and operational coordination.
- Loss of contractor availability and potential escalation of construction costs in a competitive market environment.
- Prolonged operational inefficiencies associated with dispersed public safety functions across multiple locations.
- Reduced capacity to respond effectively to large-scale emergencies requiring integrated command and communication.
- Adverse impact on the City's ability to recruit and retain public safety personnel in facilities that meet

modern operational and occupational standards.

FINANCIAL SUMMARY/STRATEGIC GOALS

Funding for this item is available in the 2025-26 Police Headquarters Facility CIP and Public Safety Facilities CIP and is planned for future years in both funds as well. Construction services for the Plano Public Safety Campus project in the total amount of $140,000,000 will leave a combined balance of $17,151,551 for future expenditures on this project.

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

ATTACHMENTS:

Description	Upload Date	Type
RFQ Recap	5/4/2026	RFP Recap

CITY OF PLANO

RFQ No. 2026-0152-B
Construction Manager-At-Risk for City of Plano Public Safety Campus
CMAR Recap

Opening Date/Time: January 29, 2026 @2:00PM

Number of Vendors Notified: 1822

Vendors Submitting "No Bids": 5

Number of Non-Responsive Bids Submitted: 0

Number of Responsive Bids Submitted: 7

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

CRITERIA STEP 1	WEIGHT
Qualifications of Firm	20 points
Team Members Experience on Similar Projects	20 points
Responsiveness to the RFQ	10 points
Professional References	20 points
Cost Control	20 points
Financial Capability	10 points

STEP 1 PROPOSERS	Score	Rank
Lee Lewis Construction, Inc.	90.00	1
Spawglass Contractors, Inc.	90.00	2
CORE Construction	89.33	3
Swinerton Builders	88.67	4
Pogue Construction Company, LP	81.33	5
Balfour Beatty	79.33	6
Suffolk Construction Company	77.67	7

CRITERIA STEP 2	WEIGHT		
Firm Qualifications and Capabilities	30 points		
Firms Project Approach	30 points		
Requested Fees	40 points		
STEP 2 PROPOSERS	**Score**	**Rank**	**Total Cost**
Swinerton Builders	88.23	1	$5,925,900.00
CORE Construction	79.00	2	$5,515,781.00
Lee Lewis Construction, Inc.	64.96	3	$6,310,815.00
SpawGlass Contractors, Inc.	54.61	4	$11,852,787.00

CITY COUNCIL AGENDA MEMO

MEETING DATE: 5/26/2026
DEPARTMENT: Fire
DIRECTOR: Chris Biggerstaff, Fire Chief
AGENDA ITEM: Fee Increase for Ambulance Services Related to Blood Products
RECOMMENDED ACTION: Items for Individual Consideration

ITEM SUMMARY

Consideration of an Ordinance to amend Section 8-3, City Ambulance Service, of Article I, In General, of Chapter 8, Fire Prevention and Protection, of the Code of Ordinances of the City of Plano to establish user fees for certain City Ambulance Services; and providing a repealer clause, a severability clause, a savings clause, and an effective date. **Adopted Ordinance No. 2026-5-6**

PREVIOUS ACTION/PRESENTATION

On September 16, 2025, the City Council of the City of Plano enacted Ordinance No. 2025-9-12 updating user fees for ambulance services.

BACKGROUND

On September 16, 2025, the City Council of the City of Plano enacted Ordinance No. 2025-9-12 updating user fees for ambulance services. The City's Fire Department ambulance service anticipates having the capability of performing medically appropriate pre-hospital blood transfusions. It is necessary to establish separate user fees for pre-hospital blood transfusions administered by the City's fire department ambulance service to cover escalated operational costs. The City has determined that the cost to the city to provide the service of administering pre-hospital blood transfusions is equal to or exceeds the proposed fee amounts for pre-hospital blood transfusions. The City Council, after all things considered, finds and determines that amendment of fees for ambulance services to include fees for pre-hospital blood transfusion administered by the City's Fire Department ambulance service is necessary and in the best interest of the City and its residents.

FINANCIAL SUMMARY/STRATEGIC GOALS

This item approves additional fees for pre-hospital blood transfusions to be added to Plano Fire-Rescue's ambulance service fee schedule. These additional fees will increase ambulance service fee revenue by approximately $8,750 for the remainder of FY 2025-26 and by approximately $35,000 in annual revenue each year thereafter.

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

ATTACHMENTS:

Description	Upload Date	Type
Ordinance - Ambulance Service Fee Increase - Blood Products	5/4/2026	Ordinance

An Ordinance of the City of Plano, Texas, amending Section 8-3, City Ambulance Service, of Article I, In General, of Chapter 8, Fire Prevention and Protection, of the Code of Ordinances of the City of Plano to establish user fees for certain City Ambulance Services; and providing a repealer clause, a severability clause, a savings clause, and an effective date.

WHEREAS, on September 16, 2025, the City Council of the City of Plano enacted Ordinance No. 2025-9-12 updating user fees for ambulance services; and

WHEREAS, the city's fire department ambulance service anticipates having the capability of performing medically appropriate pre-hospital blood transfusions; and

WHEREAS, it is necessary to establish separate user fees for pre-hospital blood transfusions administered by the city's fire department ambulance service to cover escalated operational costs; and

WHEREAS, the city has determined that the cost to the city to provide the service of administering pre-hospital blood transfusions is equal to or exceeds the proposed fee amounts for pre-hospital blood transfusions; and

WHEREAS, the City Council, after all things considered, finds and determines that amendment of fees for ambulance services to include fees for pre-hospital blood transfusion administered by the city's fire department ambulance service is necessary and in the best interest of the City and its citizens.

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

Section I. Section 8-3, City Ambulance Service, of Article I, In General, of Chapter 8, Fire Prevention and Protection, of the Code of Ordinances of the City of Plano, is hereby amended to read in its entirety as follows:

"Sec. 8-3. City Ambulance Service

(a) The following user fees are hereby approved, adopted and levied, and shall be paid by those individuals and/or organizations making use of the city's fire department ambulance service: The basic life support (BLS) fee for medical care rendered is one thousand thirty-five dollars ($1,035.00); the advanced life support (ALS) fee for medical care rendered is one thousand one hundred seventeen dollars and fifty cents ($1,117.50); the advanced life support (ALS2) fee for medical care rendered is one thousand one hundred forty-seven dollars and fifty cents ($1,147.50). A transportation fee of twenty-two dollars and fifty cents ($22.50) per mile from the incident location to the medical facility will apply to all transports. In addition to the above charges, when applicable, a seventy-five dollar ($75.00) medication administration fee and/or a one hundred fifty dollar ($150.00) non-resident fee will be charged per person per incident. For those individuals who receive pre-hospital blood transfusion administered by the city's fire

department ambulance service, these additional fees will be applied as follows: six hundred forty-seven dollars ($647) per unit of Low Titer Group O whole blood, eighty-one dollars ($81) per unit of liquid plasma, and three hundred sixty-four dollars ($364) per unit of Leukoreduced Red Blood Cells. These fees are separate from and in addition to all other fire department ambulance service fees.

(b) The following user fees are hereby approved, adopted and levied, and shall be paid by those individuals and/or organizations making use of the City's Fire Department ambulance service. For EMS standby at Special Events, the following fee schedule applies:

1) EMS cart + two (2) paramedics at $110.00 per hour

2) First Aid Tent + two (2) paramedics at $110.00 per hour

3) EMS cart + bike medics + four (4) paramedics at $210.10 per hour

4) MICU* + two (2) paramedics at $313.50 per hour

* Minimum of four (4) hours per paramedic to be charged to the event as established by ordinance.

* Plano Fire Rescue's MICUs are subject to vehicle availability. Patients transported to the hospital will be billed at the established rate.

The user fees established above shall be collected by the accounting department, and upon receipt thereof, shall be credited to the general fund as an offset to the cost of providing the fire department service for which the fee is being charged."

Section II. Any provision of any Ordinance of the City of Plano, codified or uncodified, in conflict with the provisions of this Ordinance is hereby repealed, and all other provisions of the ordinances of the City of Plano, codified or uncodified, not in conflict with the provisions of this Ordinance shall remain in full force and effect.

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

Section IV. The repeal of any Ordinance or part of Ordinances effectuated by the enactment of this Ordinance shall not be construed as abandoning any action now pending

under or by virtue of such Ordinance or as discontinuing, abating, modifying, or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions of any Ordinances at the time of passage of this Ordinance.

Section V. This Ordinance shall become effective immediately upon its passage.

PASSED AND APPROVED on the 26th day of May, 2026.

_____

John B. Muns, MAYOR

ATTEST:

_____

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____

Paige Mims, CITY ATTORNEY

CITY COUNCIL AGENDA MEMO

MEETING DATE:	5/26/2026
DEPARTMENT:	Zoning
DIRECTOR:	Christina Day, Director of Planning
AGENDA ITEM:	Public Hearing and consideration of an Ordinance as requested in Zoning Case 2026-003
RECOMMENDED ACTION:	Items for Individual Consideration

ITEM SUMMARY

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2026-003 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 1.4 acres of land located at the southeast corner of Legacy Drive and Parkwood Boulevard in the City of Plano, Collin County, Texas, from Commercial Employment to Planned Development-73-Commercial Employment and establishing modified development standards for a plaza with a sculptural structure incorporating stealth commercial antennas; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Petitioner: TRQ Plano, LLC **Conducted and adopted Ordinance No. 2026-5-7**

PREVIOUS ACTION/PRESENTATION

BACKGROUND

The Planning & Zoning Commission recommended approval of this zoning case with a vote of 7-0 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	5/18/2026	Ordinance
Supporting Documents	5/12/2026	Informational

Zoning Case 2026-003

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, rezoning 1.4 acres of land out of the Maria C. Vela Survey, Abstract No. 935, located at the southeast corner of Legacy Drive and Parkwood Boulevard in the City of Plano, Collin County, Texas, from Commercial Employment to Planned Development-73-Commercial Employment and establishing modified development standards for a plaza with a sculptural structure incorporating stealth commercial antennas; 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 26th day of May, 2026, for the purpose of considering rezoning 1.4 acres of land out of the Maria C. Vela Survey, Abstract No. 935, located at the southeast corner of Legacy Drive and Parkwood Boulevard in the City of Plano, Collin County, Texas, from Commercial Employment to Planned Development-73-Commercial Employment and establishing modified development standards for a plaza with a sculptural structure incorporating stealth commercial antennas; 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 26th day of May, 2026; and

WHEREAS, on the 26th day of May, 2026, the City Council of said City held its public hearing and heard all persons wishing to be heard both for and against the aforesaid change in the Zoning Ordinance; and

WHEREAS, the City Council is of the opinion and finds that such rezoning, required to implement the Comprehensive Plan, 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 1.4 acres of land out of the Maria C. Vela Survey, Abstract No. 935, located at the southeast corner of Legacy Drive and Parkwood Boulevard in the City of Plano, Collin County, Texas, from Commercial Employment to Planned Development-73-Commercial Employment and establish modified development standards for a plaza with a sculptural structure incorporating stealth commercial antennas, 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 stipulations in Exhibit B attached hereto.

Section III. The Open Space Plan in Exhibit C attached hereto is adopted as part of this ordinance.

Section IV. The Tower Design Development in Exhibit D attached hereto is adopted as part of this ordinance.

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

PASSED AND APPROVED on the 26th day of May, 2026.

John B. Muns, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY

Zoning Case 2026-003

BEING a tract of land situated in the Maria C. Vela Survey, Abstract No. 935, City of Plano, Collin County, Texas and being part of Lot 1, Block A, EDS Headquarters, an addition to the City of Plano according to the plat recorded in Volume H, Page 624, Official Public Records, Collin County, Texas and being part of a tract of land described in Special Warranty Deed to EDS Legacy Partners, LLC (TRQ Plano LLC) recorded in Instrument No. 20181217001524200 of said Official Public Records, and being part of Legacy Drive (variable width public right-of-way) recorded in Cabinet C, Page 774 of said Official Public Records, and being part of Parkwood Boulevard (variable width right-of-way) recorded in Cabinet H, Page 624 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a point for the intersection of the centerline of said Parkwood Boulevard and the centerline of said Legacy Drive;

THENCE with said centerline of Legacy Drive, the following courses and distances:

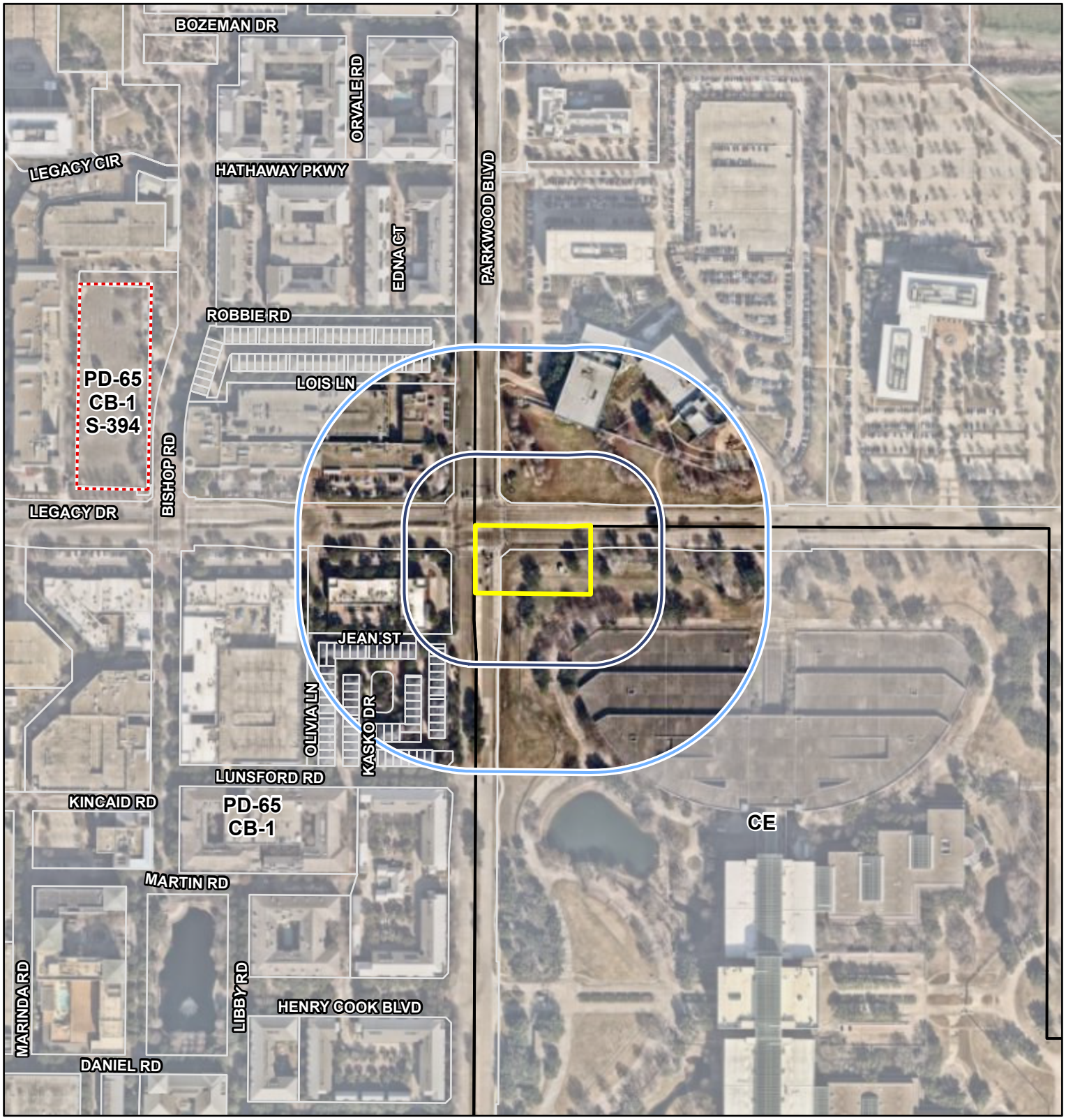
North 89°22'07" East, a distance of 264.99 feet to a point for corner;
North 85°33'16" East, a distance of 60.30 feet to a point for corner;

THENCE South 00°37'53" East, departing said centerline of Legacy Drive, over and across said Legacy Drive, passing at a distance of 60.67 feet, the north line of said Lot 1, from which a 1” iron rod found bears North 85°33'16" East, a distance of 39.44 feet, continuing over and across said Lot 1 for a total distance of 193.93 feet to a point for corner;

THENCE South 89°22'07" West, continuing over and across said Lot 1, passing at a distance of 258.15 feet, the west line of said Lot 1, from which an “X” cut in concrete set bears South 00°37'53" East, a distance of 70.61 feet, continuing over and across said Parkwood Boulevard, for a total distance of 325.15 feet to a point for corner in said centerline of Parkwood Boulevard;

THENCE North 00°38'02" West, with said centerline of Parkwood Boulevard, a distance of 189.92 feet to the **POINT OF BEGINNING** and containing 61,873 square feet or 1.4204 acres of land.

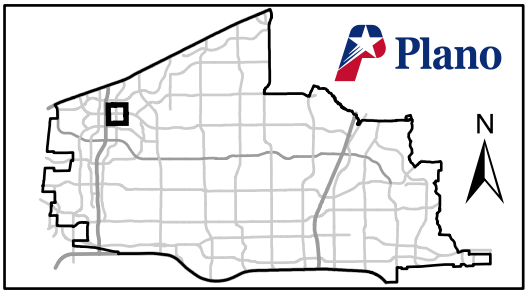
Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).



Project Number: ZC2026-003

Existing Zoning: Commercial Employment

Proposed Zoning: Planned Development-73-Commercial Employment



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

0 290 580 1,160
Feet

Source: City of Plano

Plotted By: Brett, Elizabeth Date: April 09, 2026 11:03:47am File Path: K:\DFW_Survey\064606402-Project Blue EDS Campus Plano\Dwg\064606402-Project Blue EDS Campus Plano_ZONING EXHIBIT.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

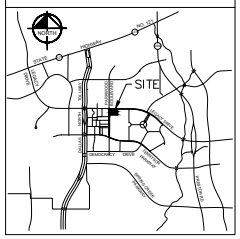
NORTH

GRAPHIC SCALE IN FEET

0 20 40 80

1" = 40' @ 24X36

VICINITY MAP NOT TO SCALE



LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	PROPERTY LINE
	ABSTRACT LINE

LEGEND

P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
XS = "X" CUT IN CONCRETE SET
VOL. PG. = VOLUME, PAGE
CAB. PG. = CABINET, PAGE
INST. NO. = INSTRUMENT NUMBER
SQ. FT. = SQUARE FEET
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

ZONING DESCRIPTION

BEING a tract of land situated in the Maria C. Vela Survey, Abstract No. 935, City of Plano, Collin County, Texas and being part of Lot 1, Block A, EDS Headquarters, an addition to the City of Plano according to the plat recorded in Volume H, Page 624, Official Public Records, Collin County, Texas and being part of a tract of land described in Special Warranty Deed to EDS Legacy Partners, LLC (TRQ Plano LLC) recorded in Instrument No. 20181217001524200 of said Official Public Records, and being part of Legacy Drive (variable width public right-of-way) recorded in Cabinet C, Page 774 of said Official Public Records, and being part of Parkwood Boulevard (variable width right-of-way) recorded in Cabinet H, Page 624 of said Official Public Records, and being more particularly described as follows:

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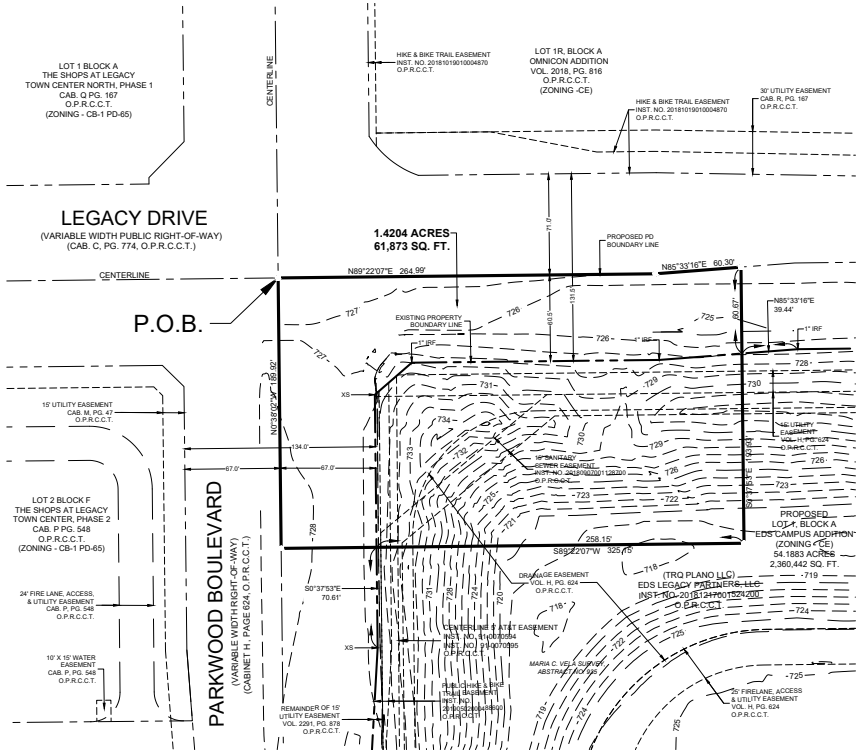
North 89°22'07" East, a distance of 264.99 feet to a point for corner;
North 85°33'16" East, a distance of 60.30 feet to a point for corner;

THENCE South 00°37'53" East, departing said centerline of Legacy Drive, over and across said Legacy Drive, passing at a distance of 60.67 feet, the north line of said Lot 1, from which a 1" iron rod found bears North 85°33'16" East, a distance of 39.44 feet, continuing over and across said Lot 1 for a total distance of 193.93 feet to a point for corner;

THENCE South 89°22'07" West, continuing over and across said Lot 1, passing at a distance of 258.15 feet, the west line of said Lot 1, from which an "X" cut in concrete set bears South 00°37'53" East, a distance of 70.61 feet, continuing over and across said Parkwood Boulevard, for a total distance of 325.15 feet to a point for corner in said centerline of Parkwood Boulevard;

THENCE North 00°38'02" West, with said centerline of Parkwood Boulevard, a distance of 189.92 feet to the **POINT OF BEGINNING** and containing 61,873 square feet or 1.4204 acres of land.

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



BENCH MARK LIST

BM-50: Square with "X" cut in concrete on edge of fire lane, approximately 100' north and 100' west of the northeast corner of Lot 4 of the EDS Clusters Replat.

Elevation=683.91'

BM-701: City of Plano Station Name 806: Located near the Northwest corner of Windhaven Road and Spring Creek Parkway in a curb inlet.

Elevation=663.65'

BM-702: Square with "X" cut in concrete on the southeast corner of a curb inlet. The benchmark is located on the south side of Democracy Drive and is approximately +/- 1,308 feet northeast of the center of the intersection of Tennyson Parkway and Democracy Drive.

Elevation= 689.71'

BM-703: Square with "X" cut in concrete on the northwest corner of a curb inlet. The benchmark is located on the north side of a private drive, approximately +/- 405 feet southeast of the center of the intersection of Hedgcoxe Road and Legacy Drive.

Elevation= 692.67'

BM-705: Square with "X" cut in concrete on the southeast corner of a curb inlet. The benchmark is located on the northeast corner of an intersection and is approximately
+/- 117 feet northeast of the center of the intersection of Parkwood Boulevard and Tennyson Parkway.

Elevation= 707.39'

BM-707: Square with "X" cut in concrete on the northern nose of a median. The benchmark is located in the middle of a private drive on the south side of Legacy Drive and is approximately +/- 1,670 feet east of the center of the intersection of Parkwood Boulevard and Legacy Drive.

Elevation= 715.36'

BM-708: Square with "X" cut in concrete on the east curb line of a private drive. The benchmark is located approximately +/- 636 feet north of the centerline of Tennyson Parkway and is approximately +/- 869 feet east of the center of the intersection of Tennyson Parkway and Partnership Road.

Elevation= 710.88'

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

ZONING CASE #ZC2026-003

ZONING EXHIBIT

PART OF LOT 1, BLOCK A
EDS HEADQUARTERS

1.4204 AC.
SITUATED IN THE
MARIA C. VELA SURVEY, ABSTRACT NO. 935,
CITY OF PLANO, COLLIN COUNTY, TEXAS
PREPARED : APRIL 9, 2026

Owner:
TRQ PLANO LLC
300 CRESCENT COURT, SUITE 300
DALLAS, TX 75201
TEL NO. 833-697-7263
CONTACT: ED CONSTANTINO
EMAIL: LEGAL@NEXPOINT.COM

Engineer/Applicant/Surveyor:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Tower, Suite 700
Dallas, Texas 75240
Tel. No. 972-770-1300
Contact: Alex Rathbun, P.E.
Contact: Andy Dobbs, RPLS

No.	REVISIONS	BY	DATE
1	PLN - 1ST REVIEW COMMENTS	ECB	3/27/26
2	PLN - 2ND REVIEW COMMENTS	ECB	4/9/26

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX REG: F-928
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

KHA PROJECT 064606402
DATE 04/09/2026
SCALE 1" = 40'
DESIGNED BY ECB
DRAWN BY ECB
CHECKED BY AJD

EDS HEADQUARTERS
LOT 1, BLOCK A
PREPARED FOR
TRQ PLANO LLC
PLANO TEXAS

ZONING EXHIBIT
ZONING CASE #ZC2026-003

SHEET NUMBER
1 OF 1

Proposed Stipulations:

1. **Purpose:** The purpose of the planned development district is to provide a public plaza containing a sculptural structure in support of a major employer on the larger campus. The structure may also contain commercial antennas as authorized by the regulations of the district.

2. **Development Standards for the Public Plaza:**

   a. Development of the property must be constructed, and thereafter be maintained, in substantial conformance with the Open Space Plan (OSP2026-001) attached as Exhibit C to Ordinance 2026-xx-xx, as amended;

   b. No off-street parking is required;

   c. A sculptural structure may be constructed, and thereafter be maintained, as follows:

      i. In substantial conformance with the design as shown in Exhibit D (Tower Design Development);

      ii. At a maximum height not to exceed 280 feet;

      iii. The structure will not employ flashing, strobing, rotating, or chasing light effects between 10:00 p.m. and 6:00 a.m., except as required by the FAA.

      iv. The structure will not be located within a sight visibility triangle;

      v. Minimum setback from adjacent rights-of-way: 50 feet; and

      vi. A commercial antenna support structure will consist of an internal custom-designed steel superstructure with drilled pier foundations, designed in accordance with the 2024 International Building Code, and referenced provisions of ASCE 7-22. The Risk Category used for the determination of wind loads for strength design of the Main Wind Force Resisting System of the superstructure and drilled pier foundations shall be increased to Risk Category III in lieu of Risk Category II.

   d. In lieu of the landscaping requirements under Article 17, landscaping must be provided per the following:

      i. Landscape open space must comprise a minimum of 45% of the total site area.

      ii. A minimum of twelve (12) shade trees, with a minimum tree size of 3-inch caliper, must be provided. Ornamental trees may be substituted for shade trees at a ratio of two to one with approval of the Director of Planning or designee. Ornamental trees must be 8 feet to 10 feet in height, if single trunked, or a total of 3-inch caliper and 8 feet to 10 feet in height, if multi-trunked.

      iii. A minimum of 40% of the required landscape open space must be planted with native or adapted native shrubs, grasses, or groundcover from the city's Approved Plant List.

iv. A maximum of 10% of the required landscape open space may consist of decorative boulders or aggregate materials as part of the landscape design.

v. Turf grass may account for no more than 40% of the landscape open space.

vi. At minimum, all paving, with the exception of hike and bike trails, must consist of integral color concrete. Decorative paving materials described in Section 2.e.iii. are also permitted but not required.

vii. A minimum eight (8)-foot landscape edge must be provided along Legacy Drive and Parkwood Boulevard. Decorative boulders, shrubs, other landscaping, hike and bike trails, pedestrian bridges, and pedestrian trails are permitted within the landscape edge subject to restrictions based on underlying easements, in substantial conformance with OSP2026-001.

e. The Public Plaza must contain a minimum of three (3) of the following features at the time of site plan approval:

i. bike racks;

ii. pedestrian-scaled lighting;

iii. decorative paving materials, such as concrete unit pavers, stone paving, or enhanced, architecturally-finished designs;

iv. seating;

v. wayfinding signage/guides; and

vi. other amenities approved by the Director of Planning.

f. The following must be provided:

i. 12-foot hike and bike trail along Legacy Drive,

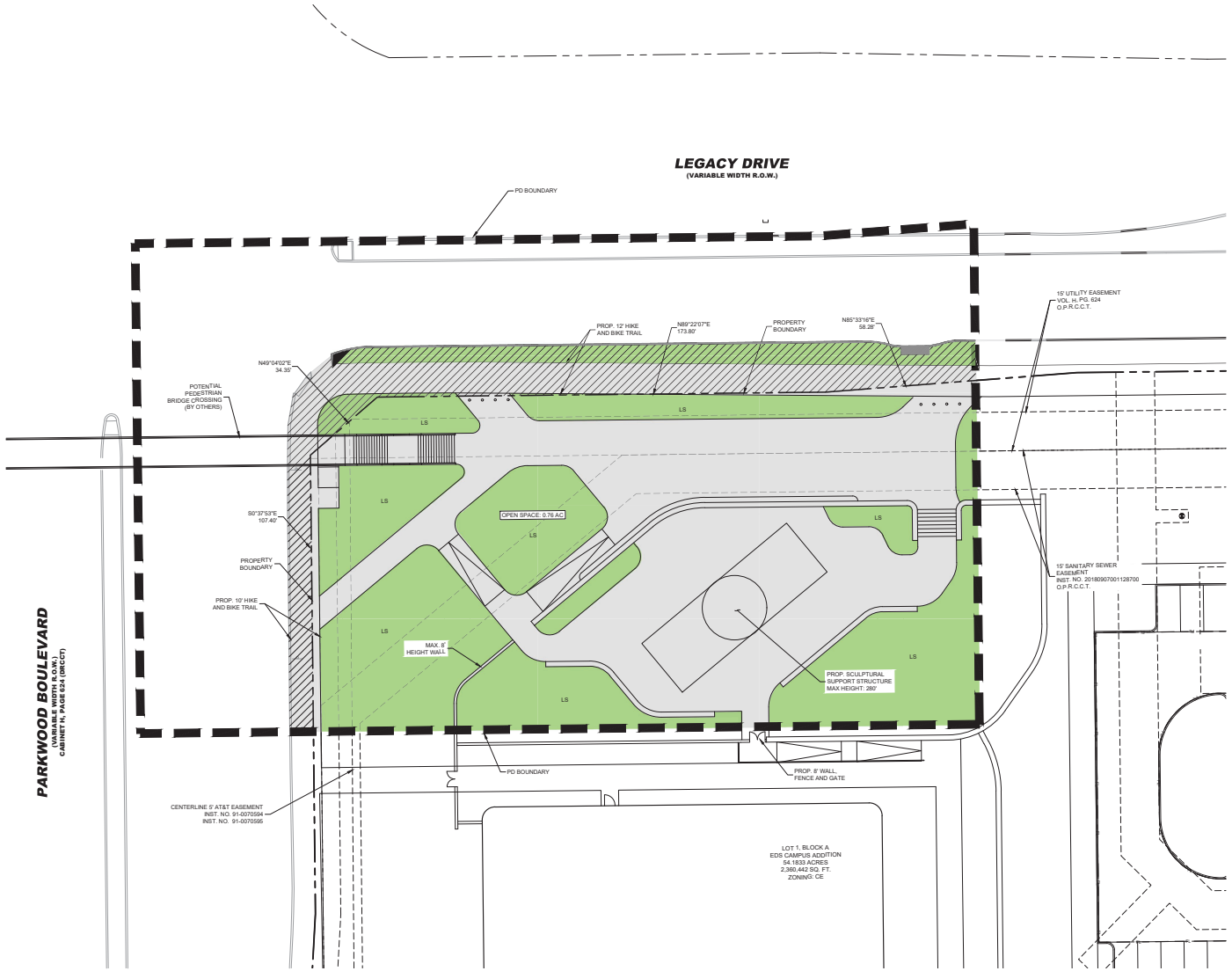
ii. 10-foot hike and bike trail along Parkwood Boulevard, and

iii. Minimum 7-foot pathways through the Public Plaza in general conformance with the Open Space Plan.

3. Development Standards for Communications Antenna:

a. The sculptural structure may contain commercial antennas of stealth design where fully integrated inside the proposed sculptural structure. Where stealth design standards can be met, antennas and supporting equipment will be permitted at any height within the sculptural structure.

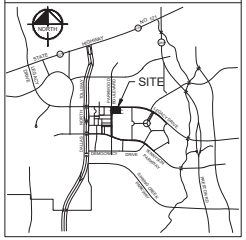
b. Equipment and facilities storage areas or buildings must be located underground or fully screened from the public right-of-way inside the sculptural structure shown on the Open Space Plan.



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE = 1"=20'
ON 24X36

VICINITY MAP NOT TO SCALE



LEGEND

- APPROXIMATE LANDSCAPE OPEN SPACE (GENERALLY ACCESSIBLE) (+/- 0.34 AC, +/- 45%)
- APPROXIMATE HARDSCAPE OPEN SPACE (GENERALLY ACCESSIBLE) (+/- 0.42 AC, +/- 55%)
- TOTAL OPEN SPACE: 0.76 AC
- LANDSCAPE AREA (WITHIN RIGHT-OF-WAY)
- HARDSCAPE AREA (WITHIN RIGHT-OF-WAY)
- PD BOUNDARY LINE

APPROVED
SUBJECT TO STIPULATIONS
May 4, 2026
CITY OF PLANO
P&Z COMMISSION
PLANNER: JK

EXPIRES
May 4, 2028
CITY OF PLANO

ZONING CASE #ZC2026-003 | #OSP2026-001

OPEN SPACE PLAN

PART OF LOT 1, BLOCK A
EDS HEADQUARTERS AND
PARKWOOD BOULEVARD AND LEGACY DRIVE

1.4204 AC.
SITUATED IN THE
MARIA C. VELA SURVEY, ABSTRACT NO. 935,
CITY OF PLANO, COLLIN COUNTY, TEXAS
PREPARED : APRIL 8, 2026

OWNER:
TRQ PLANO LLC
300 CRESCENT COURT, SUITE 300
DALLAS, TX 75201
Tel. No. 833-697-7253
Contact: ED CONSTANTINO
Email: LEGAL@NEXPOINT.COM

CIVIL ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA TOWER,
SUITE 700, DALLAS, TX 75240
Tel. No. 972-770-1300
Contact: ALEX RATHBUN, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT 060071300
DATE APRIL 2026
SCALE AS SHOWN
DESIGNED BY SPA
DRAWN BY CJM
CHECKED BY RAR

EDS CAMPUS ADDITION
LOT 1, BLOCK A
PLANO, TEXAS
ZC2026-003 | OSP2026-001

PLANO TEXAS

OPEN SPACE PLAN

SHEET NUMBER
1 OF 1

Plotted By: Alemon, Joel Date: April 08, 2026 02:45:10pm File Path: C:\ACC\ACCDocs\Kimley-Horn\060071300_Project Eagle\Project Files\Cad\Phase 1\Exhibits\20260309_Open Space Exhibit\Open Space Exhibit.dwg
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Tower Design Development

Perspective



DATE: May 5, 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 May 4, 2026

AGENDA ITEM NO. 1A - ZONING CASE 2026-003
PETITIONER: TRQ PLANO, LLC

Request to rezone 1.4 acres of land out of the Maria C. Vela Survey, Abstract No. 935, located at the southeast corner of Legacy Drive and Parkwood Boulevard in the City of Plano, Collin County, Texas, **from** Commercial Employment **to** Planned Development-73-Commercial Employment. Project #ZC2026-003.

APPROVED: 7–0

Speaker Card(s) Received:	Support:	3	Oppose:	1	Neutral:	1
Letters Received Within 200' Notice Area:	Support:	1	Oppose:	1	Neutral:	0
Letters Received Within the Subject Property	Support:	1	Oppose:	0	Neutral:	0
Petition Signatures Received:	Support:	0	Oppose:	0	Neutral:	0
Other Responses:	Support:	0	Oppose:	0	Neutral:	0

RESULTS:

The Commission recommended the item for approval as subject to City Council issuing a specific finding that the district is required to implement the Comprehensive Plan and per the attached stipulations, rendering, and open space plan.

To view the hearing, please click on the provided link:
https://planotx.new.swagit.com/videos/384765?ts=144

Google Link

JK/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. **Purpose:** The purpose of the planned development district is to provide a public plaza containing a sculptural structure in support of a major employer on the larger campus. The structure may also contain commercial antennas as authorized by the regulations of the district.

2. **Development Standards for the Public Plaza:**

   a. Development of the property must be constructed, and thereafter be maintained, in substantial conformance with the Open Space Plan (OSP2026-001) attached as Exhibit C to Ordinance 2026-xx-xx, as amended;

   b. No off-street parking is required;

   c. A sculptural structure may be constructed, and thereafter be maintained, as follows:

      i. In substantial conformance with the design as shown in Exhibit D (Tower Design Development);

      ii. At a maximum height not to exceed 280 feet;

      iii. The structure will not employ flashing, strobing, rotating, or chasing light effects between 10:00 p.m. and 6:00 a.m., except as required by the FAA.

      iv. The structure will not be located within a sight visibility triangle;

      v. Minimum setback from adjacent rights-of-way: 50 feet; and

      vi. A commercial antenna support structure will consist of an internal custom-designed steel superstructure with drilled pier foundations, designed in accordance with the 2024 International Building Code, and referenced provisions of ASCE 7-22. The Risk Category used for the determination of wind loads for strength design of the Main Wind Force Resisting System of the superstructure and drilled pier foundations shall be increased to Risk Category III in lieu of Risk Category II.

   d. In lieu of the landscaping requirements under Article 17, landscaping must be provided per the following:

      i. Landscape open space must comprise a minimum of 45% of the total site area.

      ii. A minimum of twelve (12) shade trees, with a minimum tree size of 3-inch caliper, must be provided. Ornamental trees may be substituted for shade trees at a ratio of two to one with approval of the Director of Planning or designee. Ornamental trees must be 8 feet to 10 feet in height, if single trunked, or a total of 3-inch caliper and 8 feet to 10 feet in height, if multi-trunked.

      iii. A minimum of 40% of the required landscape open space must be planted with native or adapted native shrubs, grasses, or groundcover from the city's Approved Plant List.

iv. A maximum of 10% of the required landscape open space may consist of decorative boulders or aggregate materials as part of the landscape design.

v. Turf grass may account for no more than 40% of the landscape open space.

vi. At minimum, all paving, with the exception of hike and bike trails, must consist of integral color concrete. Decorative paving materials described in Section 2.e.iii. are also permitted but not required.

vii. A minimum eight (8)-foot landscape edge must be provided along Legacy Drive and Parkwood Boulevard. Decorative boulders, shrubs, other landscaping, hike and bike trails, pedestrian bridges, and pedestrian trails are permitted within the landscape edge subject to restrictions based on underlying easements, in substantial conformance with OSP2026-001.

e. The Public Plaza must contain a minimum of three (3) of the following features at the time of site plan approval:

i. bike racks;

ii. pedestrian-scaled lighting;

iii. decorative paving materials, such as concrete unit pavers, stone paving, or enhanced, architecturally-finished designs;

iv. seating;

v. wayfinding signage/guides; and

vi. other amenities approved by the Director of Planning.

f. The following must be provided:

i. 12-foot hike and bike trail along Legacy Drive,

ii. 10-foot hike and bike trail along Parkwood Boulevard, and

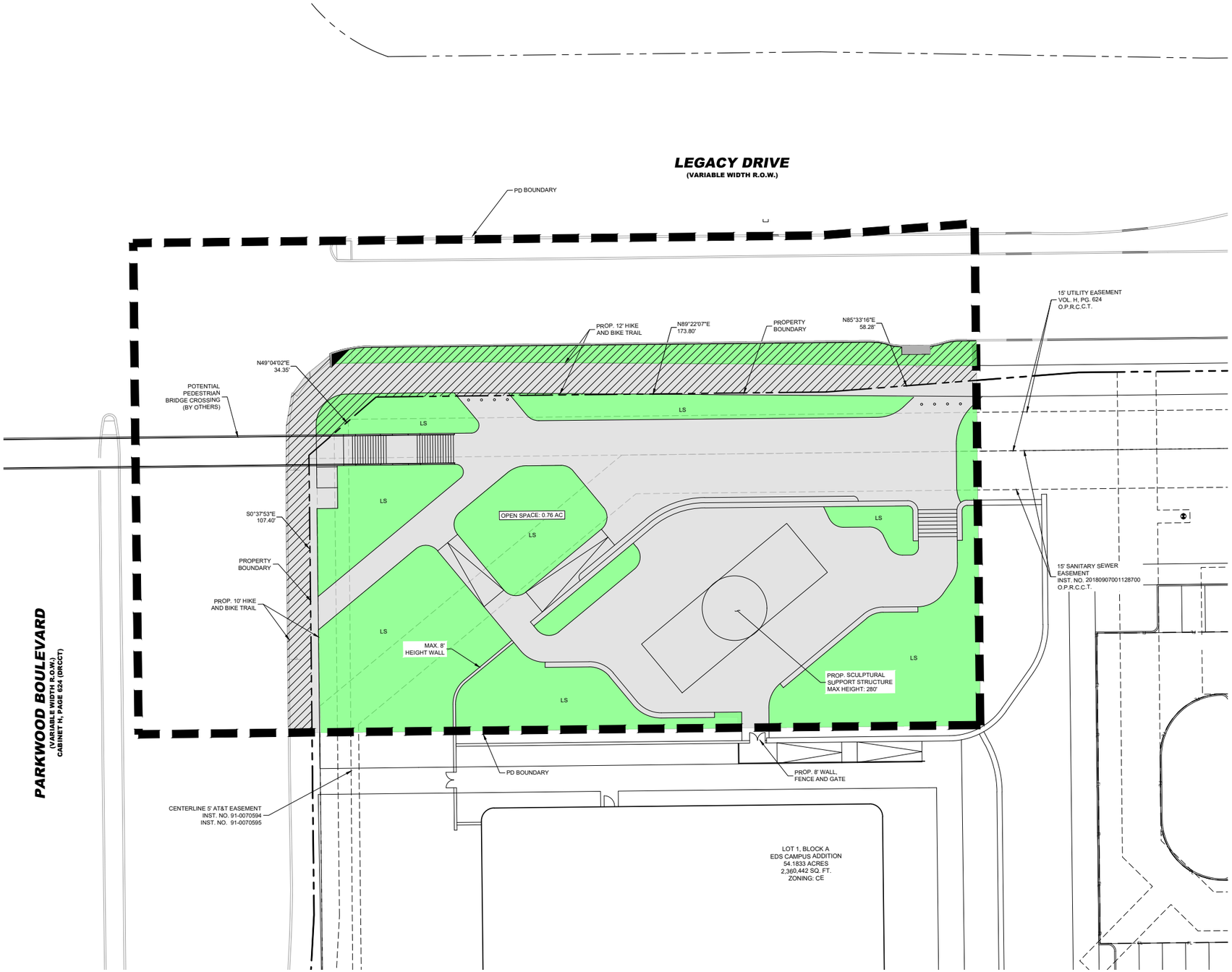
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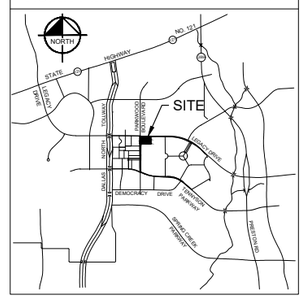
EXHIBIT C





GRAPHIC SCALE IN FEET
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VICINITY MAP NOT TO SCALE



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ZONING CASE #ZC2026-003 | #OSP2026-001

OPEN SPACE PLAN

PART OF LOT 1, BLOCK A
EDS HEADQUARTERS AND
PARKWOOD BOULEVARD AND LEGACY DRIVE

1.4204 AC.
SITUATED IN THE
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PREPARED : APRIL 8, 2026

OWNER:
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300 CRESCENT COURT, SUITE 300
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KHA PROJECT 060071300
DATE APRIL 2026
SCALE AS SHOWN
DESIGNED BY SPA
DRAWN BY CJM
CHECKED BY RAR

EDS CAMPUS ADDITION
LOT 1, BLOCK A
PLANO, TEXAS
ZC2026-003 | OSP2026-001

TEXAS
PLANO

OPEN SPACE PLAN

SHEET NUMBER
1 OF 1

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Tower Design Development

Perspective

EXHIBIT D



AGENDA ITEM NO. 1A

PUBLIC HEARING: Zoning Case 2026-003

PETITIONER: TRQ Plano, LLC

CASE PLANNER: John Kim, AICP

DESCRIPTION: Request to rezone 1.4 acres of land out of the Maria C. Vela Survey, Abstract No. 935, located at the southeast corner of Legacy Drive and Parkwood Boulevard in the City of Plano, Collin County, Texas, **from** Commercial Employment **to** Planned Development-73-Commercial Employment. Project #ZC2025-023.

EXECUTIVE SUMMARY

The purpose of the request is to rezone to Planned Development-73-Commercial Employment (PD-73-CE) to allow a Commercial Antenna Support Structure up to 280 feet in height when designed as a sculptural tower and located on an amenitized plaza. The plaza will be 0.76 acres at the northwest corner of a larger 54.2-acre lot to be developed with a professional/general administrative office campus as proposed in Agenda Item No. 1B. The designs of the tower and the plaza will be adopted as part of the zoning. Major topics of consideration include:

- Plaza – A 0.76-acre plaza will be provided at the base of the tower, as shown in the Open Space Plan in Attachment 4. The plaza will include enhanced landscaping and other amenities to elevate the pedestrian experience. In lieu of the standard required landscaping under Article 17, the plaza landscaping must meet the proposed PD stipulations and substantially conform to the adopted open space plan. A pedestrian bridge across Parkwood Boulevard may provide a grade-separated connection from the plaza to the Shops at Legacy development to the west.

- Tower/Antenna Support Structure – A sculptural tower up to 280 feet in height is proposed within the plaza. The design of the tower, as shown in the rendering in Attachment 3, is intended to be an iconic placemaking feature for the office campus and within the Legacy Business Area. Proposed PD stipulations will allow the tower to be used as a stealth antenna support structure when all antennas are fully screened within the tower. The request includes a reduction in the required separation of antenna support structures from public rights-of-way and residential units, to be offset with a requirement for sturdier construction via more wind-resistant design standards.

- Associated Plans – The plaza and tower will be located at the northwest corner of a proposed 54.2-acre office development, as shown in the preliminary site plan in Agenda Item 1B. An associated replat is currently under review to subdivide the existing 97.5-acre lot and incorporate portions of adjacent lots to the east into the office campus. Revised site plans for the adjacent lots, which reflect the proposed replat, are proposed in Agenda Items 1C and 1D.

- Planned Developments (PD) – Establishment of a Planned Development district requires a minimum of five acres unless a specific finding is made by the City Council that the establishment of the district is required to implement the Comprehensive Plan or related study. Although PD-73-CE is 1.4 acres in size, there are several Comprehensive Plan standards met by the PD district as noted below.

- Conformance to the Comprehensive Plan – The subject property is located within the Employment Centers (EM) category of the Future Land Use Map. As proposed, PD-73-CE supports the intent of the EM designation and enhances the surrounding area. The plaza also advances key priorities of the Comprehensive Plan, including the Placemaking & Public Spaces, Diverse & Resilient Economy, and Community Design policies.

For these reasons, staff recommends approval of this request subject to City Council issuing a specific finding that the district is required to implement the Comprehensive Plan. A preliminary site plan and two revised site plans accompany this request as Agenda Items No. 1B, 1C, and 1D.

STAFF PRELIMINARY REPORT – INTRODUCTORY REMARKS

The applicant is requesting to rezone the subject property **from** Commercial Employment (CE) **to** Planned Development-73-Commercial Employment (PD-73-CE) to allow a 280-foot Commercial Antenna Support Structure with modified development standards.

Existing Zoning – *Section 10.1000* of the Zoning Ordinance states the purpose of the CE district is as follows:

> *The CE district is intended to provide the flexibility for an integrated development that may include retail, office, commercial, and light manufacturing. The major focus of the CE district is to be corporate headquarters and research facilities arranged in a campus like setting. Multifamily and mixed-use residential are permitted where required by state law.*

Commercial Antennas and Antenna Supporting Structures – *Section 8.200* and *Section 15.200* of the Zoning Ordinance defines Commercial Antenna and Antenna Support Structure, respectively, as follows:

- *Commercial Antenna – Any antenna system that provides, directly or indirectly for a fee, telecommunications services to the public or to such classes of users as to be effectively available directly to the public, regardless of the facilities used.*

- *Antenna Support Structure – The transmitting or receiving device mounted on or within a support structure, building, or structure and used in communications that radiate or capture electromagnetic waves, digital signals, analog signals, radio frequencies (excluding radar signals), wireless telecommunication signals, television, signals, or other communication signals.*

Planned Developments (PD) – *Section 12.100* of the Zoning Ordinance states the purpose of a PD district is 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.*

Planned Development Minimum District Size – *Section 12.400* of the Zoning Ordinance states:

> *No PD district may be established smaller than 5 acres unless a specific finding is made by the City Council that the establishment of the district is required to implement the Comprehensive Plan or related study.*

Site History

The subject property is currently part of a 97.2-acre lot, which was annexed and zoned Commercial Employment (CE) in 1980. The site was developed in the early 1990s with professional/general administrative office campus. Existing office buildings on the subject property have been vacant since 2018.

In 2023, the site was rezoned Planned Development-62-Commercial Employment (PD-62-CE) to facilitate a mixed-use development consisting of office, manufacturing, hotel, retail/restaurant, and mid-rise residential uses. However, no improvements were made under this zoning, and the site was rezoned back to CE in 2025.

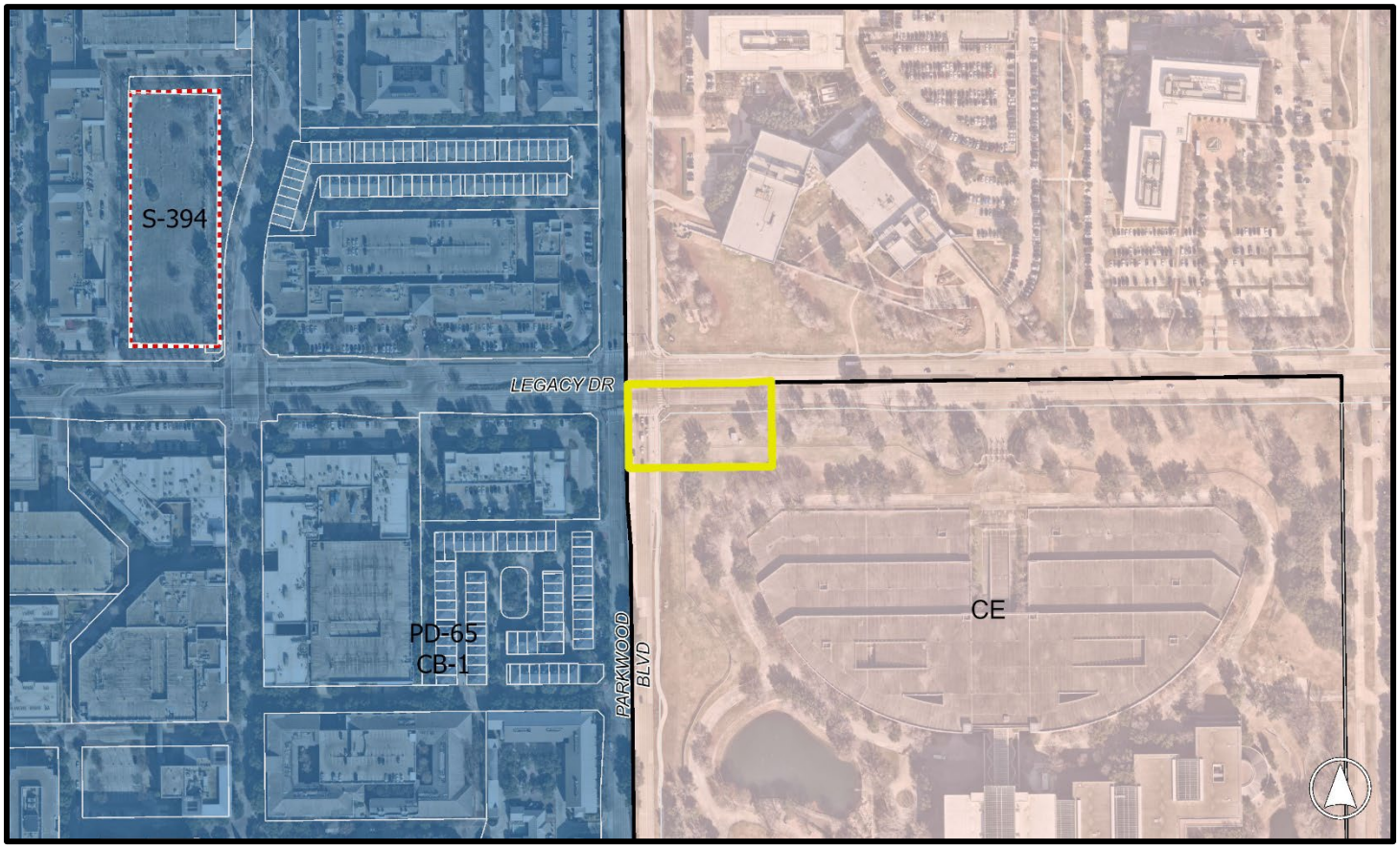
Proposed PD Stipulations

Refer to Attachment 2 for the proposed Planned Development stipulations.

Surrounding Land Use and Zoning

The property is zoned Commercial Employment (CE) and developed with a professional/general administrative office; however, plans to demolish the existing buildings are currently under review with the city. The 1.4-acre area of the subject property is to be located within a 54-acre parcel described as EDS Campus Addition, Lot 1, Block A (EDS). The surrounding zoning relates to the 1.4-acre subject property shown in yellow on the map below.

North	The property across Legacy Drive is zoned CE and developed with professional/general administrative offices.
East	The property is zoned CE and developed with professional/general administrative offices.
South	The property is zoned CE and developed with professional/general administrative offices.
West	Properties to the west across Parkwood Boulevard, south of Legacy Drive, are zoned Planned Development-65-Central Business-1 (PD-65-CB-1) and developed with a shopping center and single-family (attached) residents. On the north side of Legacy, the property is zoned PD-65-CB-1 and developed with a shopping center.



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.*

The request would not alter the overall use and context of the site. Therefore, the recommendations of the Future Land Use Map and Dashboards are not applicable to this request. Only design-related policies were evaluated as part of the Comprehensive Plan analysis.

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

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

Although the 280-foot antenna support structure is located along and highly visible from the public right-of-way, the proposed sculptural, stealth design conceals the antenna equipment and helps mitigate visual impacts. The proposed structure introduces visual interest and contributes to activating the surrounding pedestrian environment. Therefore, the request is consistent with this policy.

Placemaking & Public Spaces Policy – *Plano will create memorable and unique public spaces to enhance community character and build neighborhood identity.*

The sculptural Antenna Support Structure, together with the proposed plaza (as per the Open Space Plan), is consistent with the Placemaking & Public Spaces policy, as it will create a distinct open space that enhances community character and provides visual interest.

Pedestrian Environment Policy

Action PE2 - *Update development standards to prioritize streetscape design that enhances Plano's pedestrian environment through greenery, wider sidewalks, lighting, street furniture, shade structures, wayfinding guides, paseos, and other amenities where appropriate.*

- Action PE4 - *Improve the safety of intersections of major roadways by evaluating and implementing effective strategies for pedestrian-oriented enhancements.*

The plaza surrounding the proposed antenna support structure will enhance the pedestrian environment through the provision of walkways, hike and bike trails, a pedestrian bridge, enhanced landscaping, and other pedestrian amenities. The pedestrian bridge also supports the safety of pedestrians by providing a dedicated crossing over the major intersection at Parkwood Boulevard.

Adequacy of Public Facilities

Conformance to the Comprehensive Plan Summary

Policy or Study	Analysis
Community Design Policy, Action 3 (CD3)	**Meets**
Placemaking & Public Spaces Policy	**Meets**
Pedestrian Environment Policy, Action 2 (PE2) & Acton 4 (PE4)	**Meets**

Plaza – A publicly-accessible plaza will be provided to create an enhanced pedestrian environment near the base of the tower. The Open Space Plan (OSP2026-001) in Attachment 4 illustrates the general layout of the plaza and the location of the sculptural support structure. The Open Space Plan will be adopted into the ordinance, meaning any substantive change to the plaza design will require a zoning change. Key features of the proposed plaza include:

- 45% minimum landscaping is required, within which:
  - 40% maximum may comprise of turf grass;
  - 10% maximum may include boulders or other aggregate materials;
  - 40% minimum city-approved, native or adapted shrubs, grasses, groundcover; and
  - A minimum of 12 three-inch caliper (or larger) trees must be provided.
- 10- to 12-foot hike and bike trails along both streets;
- 7-foot sidewalks in the interior using integral color concrete; and
- A minimum of three of the following amenities:
  - Bike racks
  - Pedestrian-scaled lighting
  - Decorative paving materials (i.e. pavers, stones)
  - Seating
  - Wayfinding signage/guides
  - Other amenities approved by the Director of Planning.

In addition to these amenities, the City of Plano is also constructing a pedestrian bridge across Parkwood Boulevard that will connect the plaza to the Shops at Legacy development. Given the pedestrian-oriented nature and function of the plaza, parking will not be required to be provided within the plaza.

Tower/Antenna Support Structure – The applicant is proposing a 280-foot sculptural tower. PD stipulations will allow the tower to serve as a stealth antenna support structure when the antennas are located fully within the tower and screened from view. The design of the tower will be adopted in the zoning, meaning any substantive change to the design of the tower would require a zoning change.

- Height/Setbacks – If used as an antenna support structure, the proposed tower would not comply with the required setbacks from public rights-of-way or residential uses:
  - Right-of-way Setback: *Section 15.200.5.G.ii – Support structures, except for network node poles, must be set back a minimum of 125% of the support structure height from public rights-of-way.*

At 280 feet in height, the tower would need to be 350 feet from any public right-of-way. As proposed, the tower will be 50 feet from Legacy Drive and 125 feet from Parkwood Boulevard.

- Residential Setback: *Section 15.200.5.G.iv – No commercial antenna support structure, other than a network node 60 feet or greater in height, shall be closer to any residential district boundary line than a distance equal to the sum of the required setback specified for the zoning district in which such structure is located, plus 25 feet, plus twice the height of the portion of the structure above 25 feet, or 125% of the height of the support structure, whichever is greater. Such distance shall be measured as the shortest possible distance in a straight line from the structure to the closest point of a residential district boundary line.*

  At 280 feet in height, the tower would need to be 535 feet from the nearest residential district boundary line to meet the commercial antenna support structure standards. The nearest residential district boundary is located approximately 320 feet to the southwest.

The purpose of these setbacks is to mitigate the risk of an antenna support structure falling. To offset the requested reductions in these setbacks, a PD stipulation is offered that requires higher construction standards than currently mandated under the International Building Code:

2.c.vi: A commercial antenna support structure will consist of an internal custom-designed steel superstructure with drilled pier foundations, designed in accordance with the 2024 International Building Code, and referenced in provisions of ASCE 7-22. The Risk Category used for determination of wind loads for strength design of the Main Wind Force Resisting System of the superstructure and drilled pier foundations shall be increased to Risk Category III in lieu of Risk Category II.

- Screening – PD stipulations will require all antennas and associated mechanical equipment to be concealed underground, within the support structure itself, or off-site.

Planned Development – While Planned Developments are required to be a minimum of five acres, the City Council may create a smaller district where it is required to implement the Comprehensive Plan or another study. The City Council should consider the benefits of the proposed development toward advancing the goals and policies of the City of Plano Comprehensive Plan. The plaza and sculpture enhance placemaking, promote pedestrian connectivity, and support a more vibrant and accessible employment center. By adding amenities that encourage people to gather and improving connections to nearby developments, the proposal helps create a more connected and active area. The establishment of this Planned Development on a smaller site is supported, as it provides a public benefit and helps implement key elements of the Comprehensive Plan.

Associated Plans – The plaza and tower will be located at the northwest corner of a proposed 54.2-acre office development, as shown in the preliminary site plan in Agenda Item 1B. A replat is currently under review to subdivide the existing 97-acre lot and incorporate portions of adjacent lots to the east. Revised site plans for the adjacent lots are proposed in Agenda Items 1C and 1D.

SUMMARY:

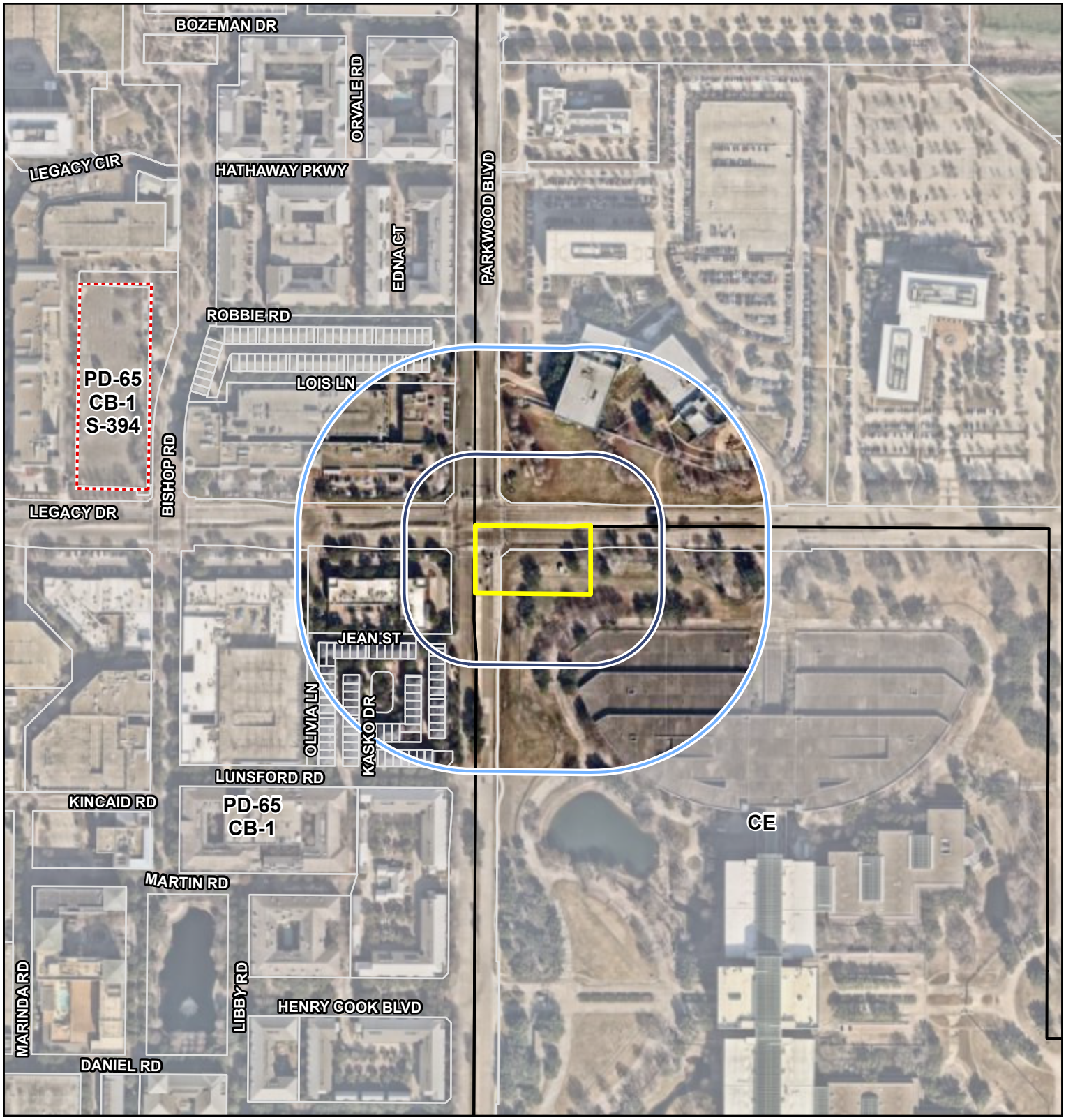
The purpose of the request is to rezone to Planned Development-73-Commercial Employment (PD-73-CE) to allow a Commercial Antenna Support Structure up to 280 feet in height when designed as a sculptural tower and located on an amenitized plaza. The plaza will be 0.76 acres at the northwest corner of a larger 54.2-acre lot to be redeveloped with a professional/general administrative office campus, and the tower will be sculpturally designed to create an architectural and cultural feature within Plano and the Legacy area. To offset reductions in required setbacks from public streets and residential uses, the tower will be built with higher building standards to ensure the safety of residents and visitors of the area. The associated open space plan, adopted by zoning, shows the proposed landscaping and design of the surrounding plaza. Staff finds that, with the increased safeguards for the proposed tower, the tower will enhance the area and be a prominent attraction to the city. Although PD-73-CE is below the typical 5-acre requirement for PDs, because of its uniqueness and advancement of the Comprehensive Plan, a PD may be found appropriate by the City Council to establish the zoning district.

RECOMMENDATION:

Recommended for approval as submitted subject to City Council issuing a specific finding that the district is required to implement the Comprehensive Plan.

ATTACHMENTS:

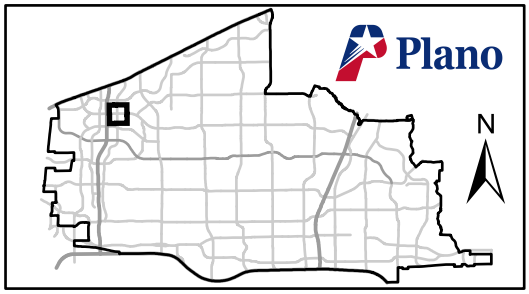
1. Locator Map
2. Proposed PD Stipulations
3. Open Space Plan
4. Tower Design Development
5. Zoning Exhibit
6. Responses



Project Number: ZC2026-003

Existing Zoning: Commercial Employment

Proposed Zoning: Planned Development-73-Commercial Employment



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

0 290 580 1,160
Feet

Source: City of Plano

Proposed Stipulations:

1. **Purpose:** The purpose of the planned development district is to provide a public plaza containing a sculptural structure in support of a major employer on the larger campus. The structure may also contain commercial antennas as authorized by the regulations of the district.

2. **Development Standards for the Public Plaza:**

   a. Development of the property must be constructed, and thereafter be maintained, in substantial conformance with the Open Space Plan (OSP2026-001) attached as Exhibit C to Ordinance 2026-xx-xx, as amended;

   b. No off-street parking is required;

   c. A sculptural structure may be constructed, and thereafter be maintained, as follows:

      i. In substantial conformance with the design as shown in Exhibit D (Tower Design Development);

      ii. At a maximum height not to exceed 280 feet;

      iii. The structure will not employ flashing, strobing, rotating, or chasing light effects between 10:00 p.m. and 6:00 a.m., except as required by the FAA.

      iv. The structure will not be located within a sight visibility triangle;

      v. Minimum setback from adjacent rights-of-way: 50 feet; and

      vi. A commercial antenna support structure will consist of an internal custom-designed steel superstructure with drilled pier foundations, designed in accordance with the 2024 International Building Code, and referenced provisions of ASCE 7-22. The Risk Category used for the determination of wind loads for strength design of the Main Wind Force Resisting System of the superstructure and drilled pier foundations shall be increased to Risk Category III in lieu of Risk Category II.

   d. In lieu of the landscaping requirements under Article 17, landscaping must be provided per the following:

      i. Landscape open space must comprise a minimum of 45% of the total site area.

      ii. A minimum of twelve (12) shade trees, with a minimum tree size of 3-inch caliper, must be provided. Ornamental trees may be substituted for shade trees at a ratio of two to one with approval of the Director of Planning or designee. Ornamental trees must be 8 feet to 10 feet in height, if single trunked, or a total of 3-inch caliper and 8 feet to 10 feet in height, if multi-trunked.

      iii. A minimum of 40% of the required landscape open space must be planted with native or adapted native shrubs, grasses, or groundcover from the city's Approved Plant List.

iv. A maximum of 10% of the required landscape open space may consist of decorative boulders or aggregate materials as part of the landscape design.

v. Turf grass may account for no more than 40% of the landscape open space.

vi. At minimum, all paving, with the exception of hike and bike trails, must consist of integral color concrete. Decorative paving materials described in Section 2.e.iii. are also permitted but not required.

vii. A minimum eight (8)-foot landscape edge must be provided along Legacy Drive and Parkwood Boulevard. Decorative boulders, shrubs, other landscaping, hike and bike trails, pedestrian bridges, and pedestrian trails are permitted within the landscape edge subject to restrictions based on underlying easements, in substantial conformance with OSP2026-001.

e. The Public Plaza must contain a minimum of three (3) of the following features at the time of site plan approval:

i. bike racks;

ii. pedestrian-scaled lighting;

iii. decorative paving materials, such as concrete unit pavers, stone paving, or enhanced, architecturally-finished designs;

iv. seating;

v. wayfinding signage/guides; and

vi. other amenities approved by the Director of Planning.

f. The following must be provided:

i. 12-foot hike and bike trail along Legacy Drive,

ii. 10-foot hike and bike trail along Parkwood Boulevard, and

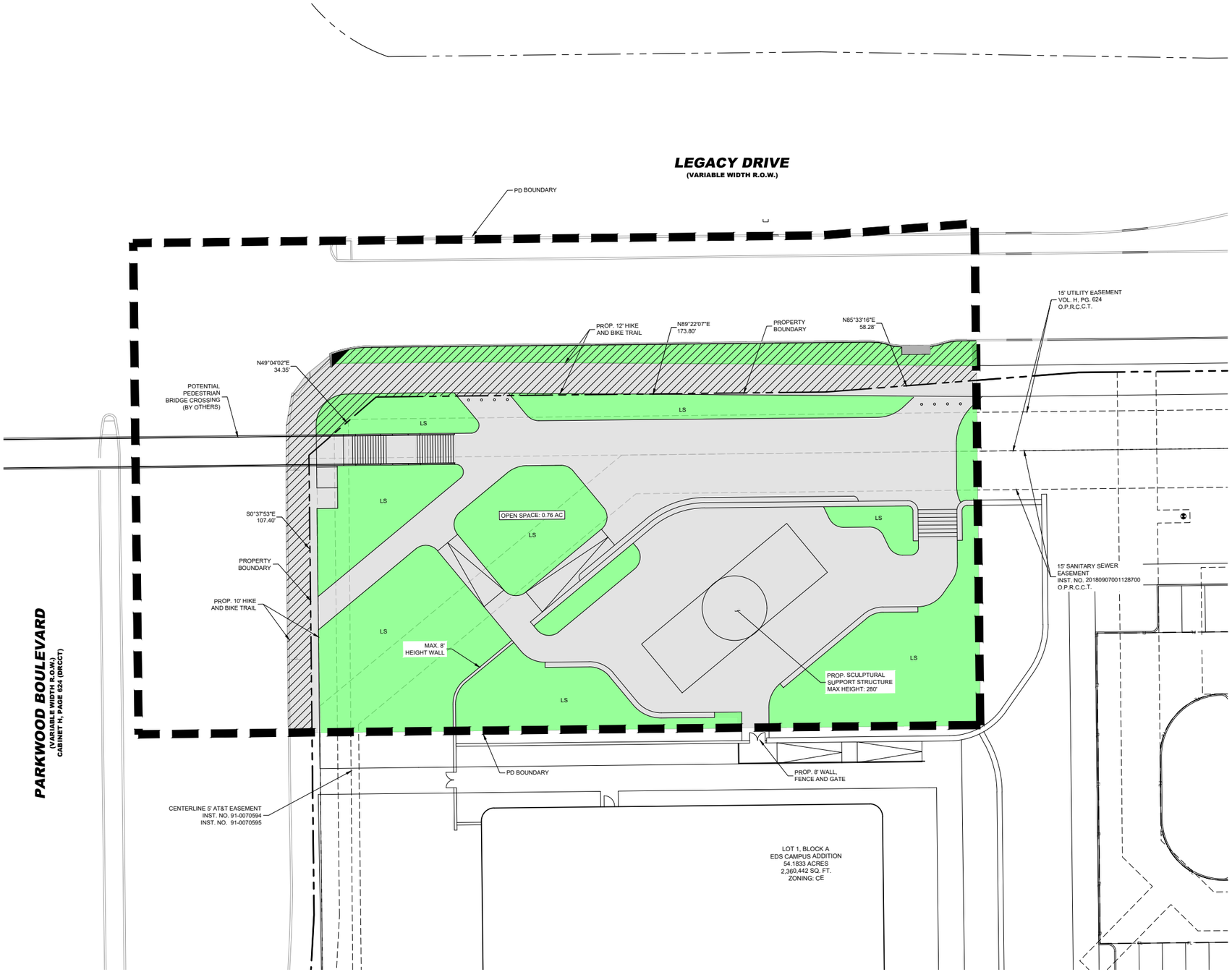
iii. Minimum 7-foot pathways through the Public Plaza in general conformance with the Open Space Plan.

3. Development Standards for Communications Antenna:

a. The sculptural structure may contain commercial antennas of stealth design where fully integrated inside the proposed sculptural structure. Where stealth design standards can be met, antennas and supporting equipment will be permitted at any height within the sculptural structure.

b. Equipment and facilities storage areas or buildings must be located underground or fully screened from the public right-of-way inside the sculptural structure shown on the Open Space Plan.

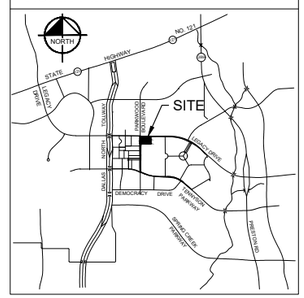
EXHIBIT C



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE = 1"=20'
ON 24X36

VICINITY MAP NOT TO SCALE



LEGEND

- APPROXIMATE LANDSCAPE OPEN SPACE (GENERALLY ACCESSIBLE) (+/- 0.34 AC, +/- 45%)
- APPROXIMATE HARDSCAPE OPEN SPACE (GENERALLY ACCESSIBLE) (+/- 0.42 AC, +/- 55%)
- TOTAL OPEN SPACE: 0.76 AC
- LANDSCAPE AREA (WITHIN RIGHT-OF-WAY)
- HARDSCAPE AREA (WITHIN RIGHT-OF-WAY)
- PD BOUNDARY LINE

ZONING CASE #ZC2026-003 | #OSP2026-001

OPEN SPACE PLAN

PART OF LOT 1, BLOCK A
EDS HEADQUARTERS AND
PARKWOOD BOULEVARD AND LEGACY DRIVE

1.4204 AC.
SITUATED IN THE
MARIA C. VELA SURVEY, ABSTRACT NO. 935,
CITY OF PLANO, COLLIN COUNTY, TEXAS
PREPARED : APRIL 8, 2026

OWNER:
TRQ PLANO LLC
300 CRESCENT COURT, SUITE 300
DALLAS, TX 75201
Tel. No. 833-697-7253
Contact: ED CONSTANTINO
Email: LEGAL@NEXPOINT.COM

CIVIL ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA TOWER,
SUITE 700, DALLAS, TX 75240
Tel. No. 972-770-1300
Contact: ALEX RATHBUN, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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KHA PROJECT 060071300
DATE APRIL 2026
SCALE AS SHOWN
DESIGNED BY SPA
DRAWN BY CJM
CHECKED BY RAR

EDS CAMPUS ADDITION
LOT 1, BLOCK A
PLANO, TEXAS
ZC2026-003 | OSP2026-001

TEXAS
PLANO

OPEN SPACE PLAN

SHEET NUMBER
1 OF 1

Plotted By:Aleman, Joel Date:April 08, 2026 02:48:10pm File Path:C:\ACC\ACCDocs\Kimley-Horn\060071300_Project Eagle\Project Files\Cad\Phase 1\Exhibits\20260309_Open Space Exhibit.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Tower Design Development

Perspective

EXHIBIT D

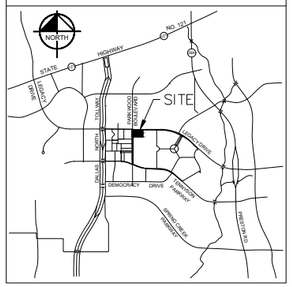


Plotted By:Beall, Elizabeth Date:April 09, 2026 11:03:47am File Path:K:\DTD_Survey\064606402-Project Blue EDS Campus Plano\Dwg\064606402-Project Blue EDS Campus Plano_ZONING EXHIBIT.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40' @ 24X36

VICINITY MAP NOT TO SCALE

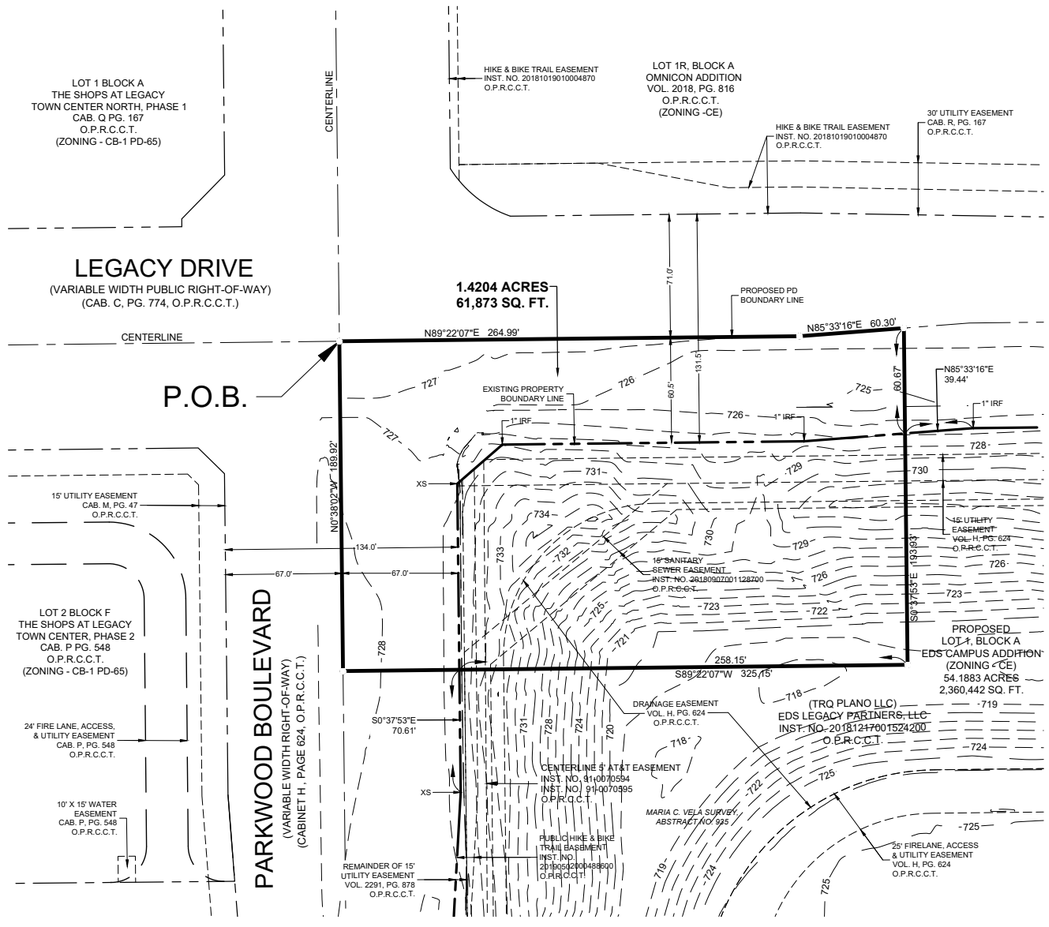


LINE TYPE LEGEND

———	BOUNDARY LINE
— — —	EASEMENT LINE
— — —	PROPERTY LINE
— · —	ABSTRACT LINE

LEGEND

P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
XS = "X" CUT IN CONCRETE SET
VOL. PG. = VOLUME, PAGE
CAB. PG. = CABINET, PAGE
INST. NO. = INSTRUMENT NUMBER
SQ. FT. = SQUARE FEET
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS



ZONING DESCRIPTION

BEING a tract of land situated in the Maria C. Vela Survey, Abstract No. 935, City of Plano, Collin County, Texas and being part of Lot 1, Block A, EDS Headquarters, an addition to the City of Plano according to the plat recorded in Volume H, Page 624, Official Public Records, Collin County, Texas and being part of a tract of land described in Special Warranty Deed to EDS Legacy Partners, LLC (TRQ Plano LLC) recorded in Instrument No. 20181217001524200 of said Official Public Records, and being part of Legacy Drive (variable width public right-of-way) recorded in Cabinet C, Page 774 of said Official Public Records, and being part of Parkwood Boulevard (variable width right-of-way) recorded in Cabinet H, Page 624 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a point for the intersection of the centerline of said Parkwood Boulevard and the centerline of said Legacy Drive;

THENCE with said centerline of Legacy Drive, the following courses and distances:

North 89°22'07" East, a distance of 264.99 feet to a point for corner;
North 85°33'16" East, a distance of 60.30 feet to a point for corner;

THENCE South 00°37'53" East, departing said centerline of Legacy Drive, over and across said Legacy Drive, passing at a distance of 60.67 feet, the north line of said Lot 1, from which a 1" iron rod found bears North 85°33'16" East, a distance of 39.44 feet, continuing over and across said Lot 1 for a total distance of 193.93 feet to a point for corner;

THENCE South 89°22'07" West, continuing over and across said Lot 1, passing at a distance of 258.15 feet, the west line of said Lot 1, from which an "X" cut in concrete set bears South 00°37'53" East, a distance of 70.61 feet, continuing over and across said Parkwood Boulevard, for a total distance of 325.15 feet to a point for corner in said centerline of Parkwood Boulevard;

THENCE North 00°38'02" West, with said centerline of Parkwood Boulevard, a distance of 189.92 feet to the **POINT OF BEGINNING** and containing 61,873 square feet or 1.4204 acres of land.

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

BENCH MARK LIST

BM-50: Square with "X" cut in concrete on edge of fire lane, approximately 100' north and 100' west of the northeast corner of Lot 4 of the EDS Clusters Replat.

Elevation=683.91'

BM-701: City of Plano Station Name 806: Located near the Northwest corner of Windhaven Road and Spring Creek Parkway in a curb inlet.

Elevation=663.65'

BM-702: Square with "X" cut in concrete on the southeast corner of a curb inlet. The benchmark is located on the south side of Democracy Drive and is approximately +/- 1,308 feet northeast of the center of the intersection of Tennyson Parkway and Democracy Drive.

Elevation= 689.71'

BM-703: Square with "X" cut in concrete on the northwest corner of a curb inlet. The benchmark is located on the north side of a private drive, approximately +/- 405 feet southeast of the center of the intersection of Hedgcoxe Road and Legacy Drive.

Elevation= 692.67'

BM-705: Square with "X" cut in concrete on the southeast corner of a curb inlet. The benchmark is located on the northeast corner of an intersection and is approximately
+/- 117 feet northeast of the center of the intersection of Parkwood Boulevard and Tennyson Parkway.

Elevation= 707.39'

BM-707: Square with "X" cut in concrete on the northern nose of a median. The benchmark is located in the middle of a private drive on the south side of Legacy Drive and is approximately +/- 1,670 feet east of the center of the intersection of Parkwood Boulevard and Legacy Drive.

Elevation= 715.36'

BM-708: Square with "X" cut in concrete on the east curb line of a private drive. The benchmark is located approximately +/- 636 feet north of the centerline of Tennyson Parkway and is approximately +/- 869 feet east of the center of the intersection of Tennyson Parkway and Partnership Road.

Elevation= 710.88'

NOTES

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

ZONING CASE #ZC2026-003

ZONING EXHIBIT

PART OF LOT 1, BLOCK A
EDS HEADQUARTERS

1.4204 AC.
SITUATED IN THE
MARIA C. VELA SURVEY, ABSTRACT NO. 935,
CITY OF PLANO, COLLIN COUNTY, TEXAS
PREPARED : APRIL 9, 2026

Owner:
TRQ PLANO LLC
300 CRESCENT COURT, SUITE 300
DALLAS, TX 75201
TEL NO. 833-697-7253
CONTACT: ED CONSTANTINO
EMAIL: LEGAL@NEXPOINT.COM

Engineer/Applicant/Surveyor:
Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Tower, Suite 700
Dallas, Texas 75240
Tel. No. 972-770-1300
Contact: Alex Rathbun, P.E.
Contact: Andy Dobbs, RPLS

No.	REVISIONS	DATE	BY
2	PLN - 2ND REVIEW COMMENTS	4/9/26	ECB
1	PLN - 1ST REVIEW COMMENTS	3/27/26	ECB

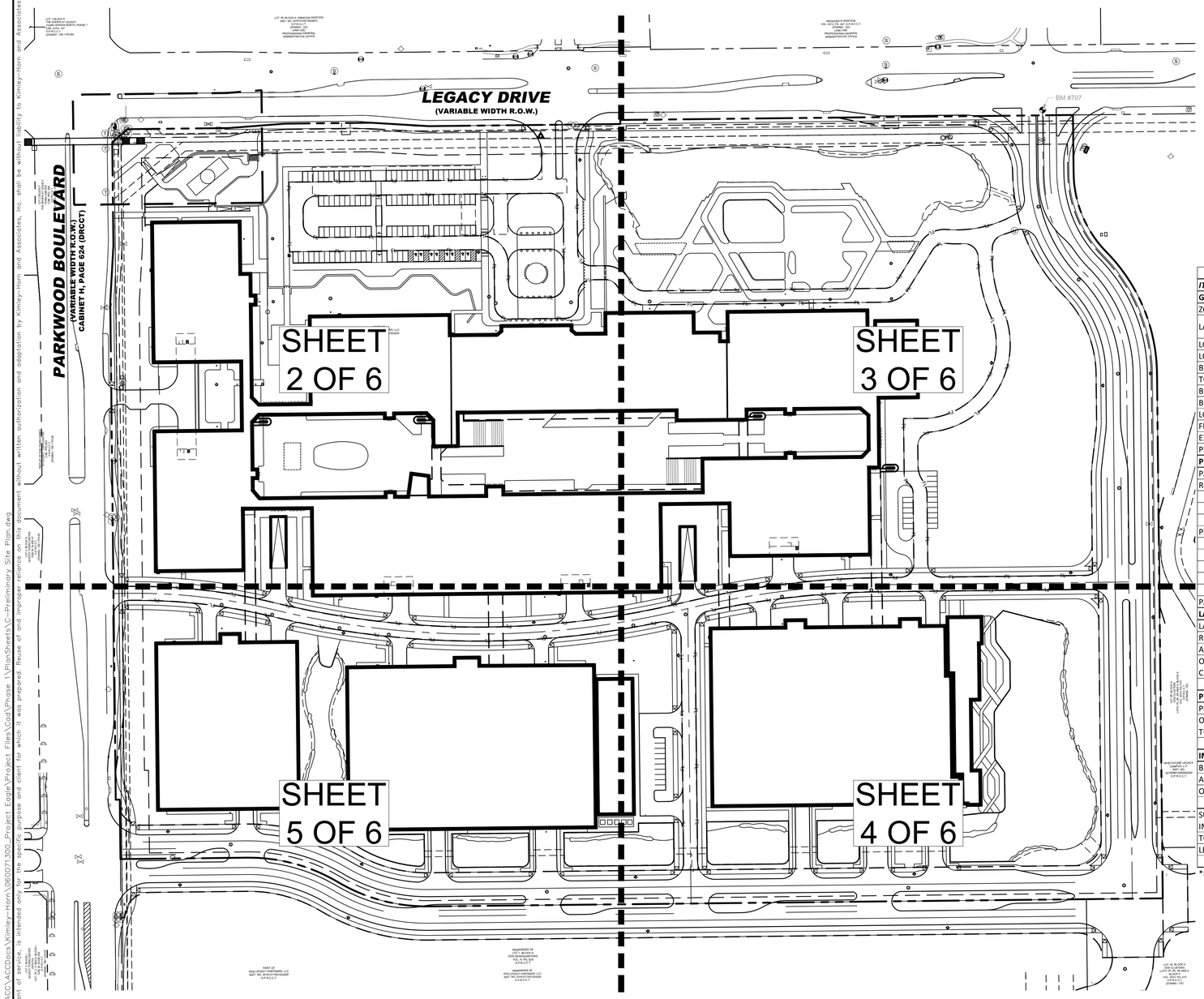
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WWW.KIMLEY-HORN.COM TBPE #F-928
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KHA PROJECT	064606402
DATE	04/09/2026
SCALE	1" = 40'
DESIGNED BY	ECB
DRAWN BY	ECB
CHECKED BY	JAD

EDS HEADQUARTERS
LOT 1, BLOCK A
PREPARED FOR
TRQ PLANO LLC
PLANO TEXAS

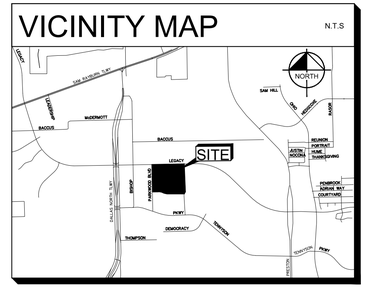
ZONING EXHIBIT
ZONING CASE #ZC2026-003

SHEET NUMBER
1 OF 1



VICINITY MAP

N.T.S





GRAPHIC SCALE IN FEET
0 50 100 200
SCALE = 1"=100'
ON 24X36

LEGEND

FL	CONCRETE FIRE LANE
FL	GRASSCRETE FIRE LANE
	PROPERTY LINE
645	EXISTING CONTOUR
	EXISTING EASEMENT
	EXISTING SETBACK
LS	PROPOSED LANDSCAPE AREA
SW	PROPOSED SIDEWALK
BFR	BARRIER FREE RAMP
BC	BACK OF CURB
	EXISTING FIRE HYDRANT
1	PARKING COUNT
W	EXISTING WATER
SS	EXISTING SANITARY SEWER
	EXISTING STORM DRAIN
S D	EXISTING SANITARY SEWER / STORM MANHOLE
	PROPOSED BUILDING
	PROPOSED SCREENING WALL
x	PROPOSED FENCE

SITE DATA SUMMARY TABLE	
ITEM	***LOT 1R***
GENERAL SITE DATA	
ZONING	PD-73-CE AND CE
LAND USE	PROFESSIONAL/GENERAL ADMINISTRATIVE OFFICE/ANTENNA/DAY CARE
LOT AREA (SF)	2,360,442 SF
LOT AREA (AC)	54.1883 AC
BUILDING FOOTPRINT AREA (SF)	420,000 SF
TOTAL BUILDING AREA (GSF) - EXCLUDES GARAGES	2,300,000 SF
BUILDING HEIGHT (# STORIES)	8 STORIES
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST ELEMENT)	150'
LOT COVERAGE (PERCENT - X.XX%)	17.79%
FLOOR AREA RATIO (RATIO - X.XX:1)	0.97 : 1
EXISTING OPEN STORAGE (SF)	-
PROPOSED OPEN STORAGE (SF)	0
PARKING	
PARKING RATIO	1 SPACE : 300 GSF
REQUIRED PARKING (# SPACES)	-
STANDARD SPACES	7580
ACCESSIBLE SPACES	87
TOTAL PARKING REQUIRED	7667
PROVIDED PARKING (# SPACES)	-
SURFACE STANDARD SPACES	124
SURFACE ACCESSIBLE SPACES	10
GARAGE STANDARD SPACES	8250
GARAGE ACCESSIBLE SPACES	110
TOTAL PARKING PROVIDED	8494
PARKING IN EXCESS OF 110% OF REQUIRED PARKING (# SPACES)	60*
LANDSCAPE AREA (INCLUDING TURF AREA)	
LANDSCAPE EDGE AREA PROVIDED (SF)	29,000 SF
REQUIRED INTERIOR LANDSCAPE AREA (PARKING LOT LANDSCAPING) (SF)	1,288 SF
ADDITIONAL INTERIOR LANDSCAPE AREA PROVIDED (SF)	9,500 SF
OTHER LANDSCAPE AREA WITHIN THE LOT INCLUDING STORM WATER CONSERVATION AREAS (SF)	568,500 SF
TOTAL LANDSCAPE AREA (SF)	608,288 SF
PERMEABLE AREA (NOT INCLUDING LANDSCAPING OR TURF AREAS)	
PERMEABLE PAVEMENT (SF)	17291
OTHER PERMEABLE AREA WITHIN THE LOT NOT INCLUDING LANDSCAPING OR TURF AREAS (SF)	0
TOTAL PERMEABLE AREA (SF)	17,291 SF
IMPERVIOUS AREA	
BUILDING FOOTPRINT (SF)	780,000 SF
AREA OF SIDEWALKS, PAVEMENT, & OTHER IMPERVIOUS FLATWORK (SF)	954,863 SF
OTHER IMPERVIOUS AREA	-
TOTAL IMPERVIOUS AREA (SF)	1,734,863 SF
SUM OF TOTAL LANDSCAPE AREA + TOTAL PERMEABLE AREA AREA + TOTAL IMPERVIOUS AREA (SF)	2,360,442 SF
TOTAL IMPERVIOUS AREA (SF)	1,734,863 SF
LESS BMP IMPERVIOUS AREA CREDIT	0 SF
BILLABLE IMPERVIOUS AREA (SF)	1,734,863 SF

*Excess parking spaces will be provided in the garage.

SITE PLAN NOTES

BUILDINGS 6,000 SQUARE FEET OR GREATER SHALL BE 100% FIRE SPRINKLED.

FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY STANDARDS.

HANDICAPPED PARKING AREAS SHALL BE DESIGNED AND PROVIDED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.

FOUR-FOOT WIDE SIDEWALKS SHALL BE PROVIDED 2.5 FEET OFF OF THE PROPERTY LINE WITHIN THE RIGHTS-OF-WAY, UNLESS A SIDEWALK EASEMENT IS PROVIDED FOR A MEANDERING SIDEWALK OR AN ALTERNATIVE DESIGN IS APPROVED BY THE CITY. BARRIER-FREE RAMPS, PER CITY STANDARDS, SHALL BE PROVIDED ON SIDEWALKS AT ALL CURB CROSSINGS.

MECHANICAL UNITS, DUMPSTERS, AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.

ALL SIGNAGE CONTINGENT UPON APPROVAL BY BUILDING INSPECTIONS DEPARTMENT.

APPROVAL OF THE SITE PLAN IS NOT FINAL UNTIL ALL ENGINEERING PLANS ARE APPROVED.
OPEN STORAGE, WHERE PERMITTED, SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.

BUILDING FACADES WITHIN THIS DEVELOPMENT SHALL BE COMPATIBLE, AS PROVIDED IN THE RETAIL CORNER DESIGN GUIDELINES.

OUTDOOR LIGHTING SHALL COMPLY WITH ILLUMINATION STANDARDS WITHIN SECTION 6-466 OF THE CODE OF ORDINANCES.

PLEASE CONTACT THE BUILDING INSPECTIONS DEPARTMENT TO DETERMINE THE TYPE OF CONSTRUCTION AND OCCUPANCY GROUP.

ALL ELECTRICAL TRANSMISSION, DISTRIBUTION, AND SERVICE LINES MUST BE UNDERGROUND.

USES SHALL CONFORM IN OPERATION, LOCATION, AND CONSTRUCTION TO THE FOLLOWING PERFORMANCE STANDARDS IN ARTICLE 24 OF THE ZONING ORDINANCE: NOISE, SMOKE AND PARTICULATE MATTER, ODOROUS MATTER, FIRE OR EXPLOSIVE HAZARD MATERIAL, TOXIC AND NOXIOUS MATTER, VIBRATION, AND/OR OTHER PERFORMANCE STANDARDS.

ADDITIONAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE STATED.
2. ALL CURB RADII ARE 3.0' UNLESS OTHERWISE STATED.
3. ALL BUILDINGS WILL NOT EXTEND INTO APPLICABLE SETBACK(S).
4. TRASH COMPACTOR DETAIL WILL BE PROVIDED AS A SEPARATE DOCUMENT.
5. IN ACCORDANCE WITH THE TRAFFIC IMPACT ANALYSIS, PROPOSED IMPROVEMENTS AT PARKWOOD AND TENNYSON INCLUDING AN ADDITIONAL SOUTHBOUND LEFT TURN LANE, AND SOUTHBOUND RIGHT TURN LANE SHALL BE REQUIRED.

COMPACTOR NOTES

1. MUST NOT BE PLACED ON AN ELEVATED PLATFORM (DOCK PLACEMENT) EXCEEDING 54 INCHES IN HEIGHT.
2. CONCRETE PAD MUST MAINTAIN A SLOPE BETWEEN 0.5%-1.0%.
3. MUST INCLUDE AN OPEN CONDUIT FOR FUTURE ELECTRICAL SERVICE, IF NOT INCLUDED AT THE TIME OF COMPACTOR INSTALLATION.
4. COMPACTOR ENCLOSURE AND/OR SERVICE AREAS TO MEET REQUIREMENTS PER CITY OF PLANO SITE DESIGN STANDARDS FOR SOLID WASTE CONTAINERS.

TREE NOTE

1. GENERAL TREE SURVEY PROVIDED ON SEPARATE SHEET

LOADING NOTE

1. PER TABLE 16.1400, THE FOLLOWING LOADING SPACES ARE REQUIRED:
   A. BUILDINGS 2, 3, 4, 5, AND 6: 2 LOADING SPACES PER BUILDING
   B. BUILDING 1, WELCOME CENTER, AND 7: 5 LOADING SPACES
2. LOADING SPACED PROVIDED:
   A. BUILDING 2, 3, 4, 5 AND 6: 2 LOADING SPACED PER BUILDING LOCATED WITHIN THE BUILDING FOOTPRINT IN THE GENERAL LOCATION INDICATED PER PLAN.
   B. BUILDINGS 1, WELCOME CENTER, AND 7: 9 LOADING SPACES PROVIDED WITHIN A BELOW GRADE LOADING DOCK IN THE GENERAL LOCATION INDICATED PER PLAN.
3. ALL LOADING AREAS TO COMPLY WITH DIMENSIONAL REQUIREMENTS AS DETAILED IN 16.1400.2

APPROVED
SUBJECT TO STIPULATIONS
May 4, 2026
CITY OF PLANO
P&Z COMMISSION
PLANNER: JK

EXPIRES
May 4, 2028
CITY OF PLANO

CITY PROJECT # PSP2026-004

PRELIMINARY SITE PLAN & GENERAL TREE SURVEY

EDS CAMPUS ADDITION
LOT 1, BLOCK A

54.19 ACRES

SITUATED IN THE MARIA C. VELA SURVEY, ABSTRACT NO. 935
AND THE JACOB COOK SURVEY, ABSTRACT NO. 189
CITY OF PLANO, COLLIN COUNTY, TEXAS
DATE: APRIL 29, 2026

OWNER:
TRQ PLANO LLC
300 CRESCENT COURT, SUITE 300
DALLAS, TX 75201
Tel. No. 833-697-7253
Contact: ED CONSTANTINO
Email: LEGAL@NEXPOINT.COM

CIVIL ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA TOWER, SUITE 700, DALLAS, TX 75240
Tel. No. 972-770-1300
Contact: ALEX RATHBUN, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: (972) 770-1300 FAX: (972) 239-3820
WWW.KIMLEY-HORN.COM TX F-928

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KHA PROJECT 060071300
DATE APRIL 2026
SCALE AS SHOWN
DESIGNED BY SPA
DRAWN BY CJM
CHECKED BY RAR

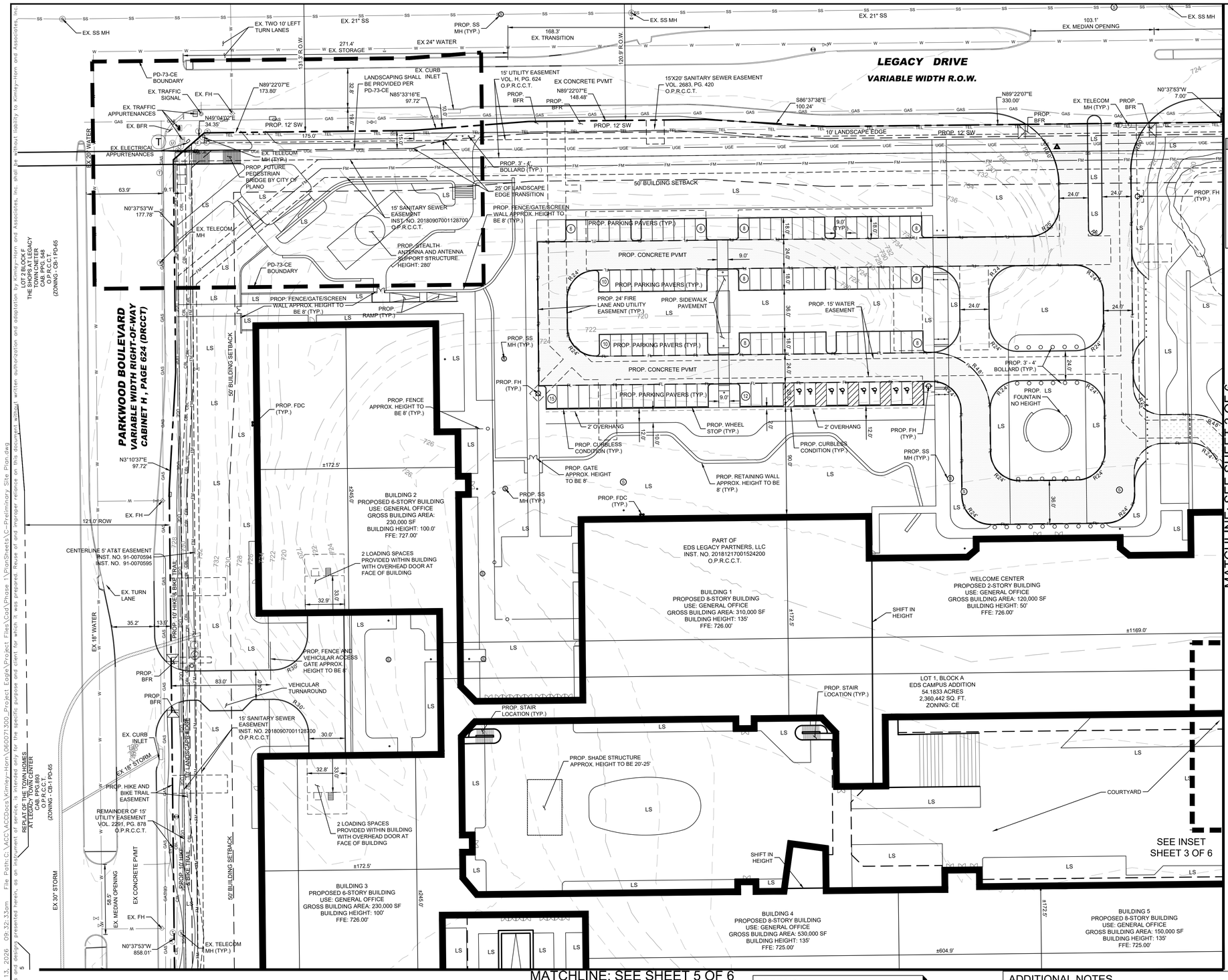
EDS CAMPUS ADDITION
LOT 1, BLOCK A
PLANO, TEXAS
PSP2026-004

TEXAS
PLANO

PRELIMINARY SITE PLAN & GENERAL TREE SURVEY

SHEET NUMBER
1 OF 6

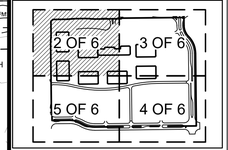
Plotted By:Reinken, Jaxon Date:April 13, 2026 09:32:23am File Path:C:\ACC\ACCDocs\Kimley-Horn\060071300_Project Eagle\Project Files\Civil\Phase 1\PlanSheets\C-Preliminary Site Plan.dwg
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NORTH

GRAPHIC SCALE IN FEET
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SCALE = 1"=40'
ON 24X36

KEY MAP



LEGEND

- CONCRETE FIRE LANE
- GRASSCRETE FIRE LANE
- PROPERTY LINE
- 645 EXISTING CONTOUR
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- EXISTING SETBACK
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- PROPOSED BUILDING
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APPROVED
SUBJECT TO STIPULATIONS
May 4, 2026
CITY OF PLANO
P&Z COMMISSION
PLANNER: JK

EXPIRES
May 4, 2028
CITY OF PLANO

CITY PROJECT # PSP2026-004

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PRELIMINARY SITE PLAN & GENERAL TREE SURVEY

EDS CAMPUS ADDITION
LOT 1, BLOCK A

54.19 ACRES

SITUATED IN THE MARIA C. VELA SURVEY, ABSTRACT NO. 935
AND THE JACOB COOK SURVEY, ABSTRACT NO. 189
CITY OF PLANO, COLLIN COUNTY, TEXAS
DATE: APRIL 29, 2026

OWNER:
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300 CRESCENT COURT, SUITE 300
DALLAS, TX 75201
Tel. No. 833-697-7253
Contact: ED CONSTANTINO
Email: LEGAL@NEXPOINT.COM

CIVIL ENGINEER/SURVEYOR:
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No.	REVISIONS	DATE	BY

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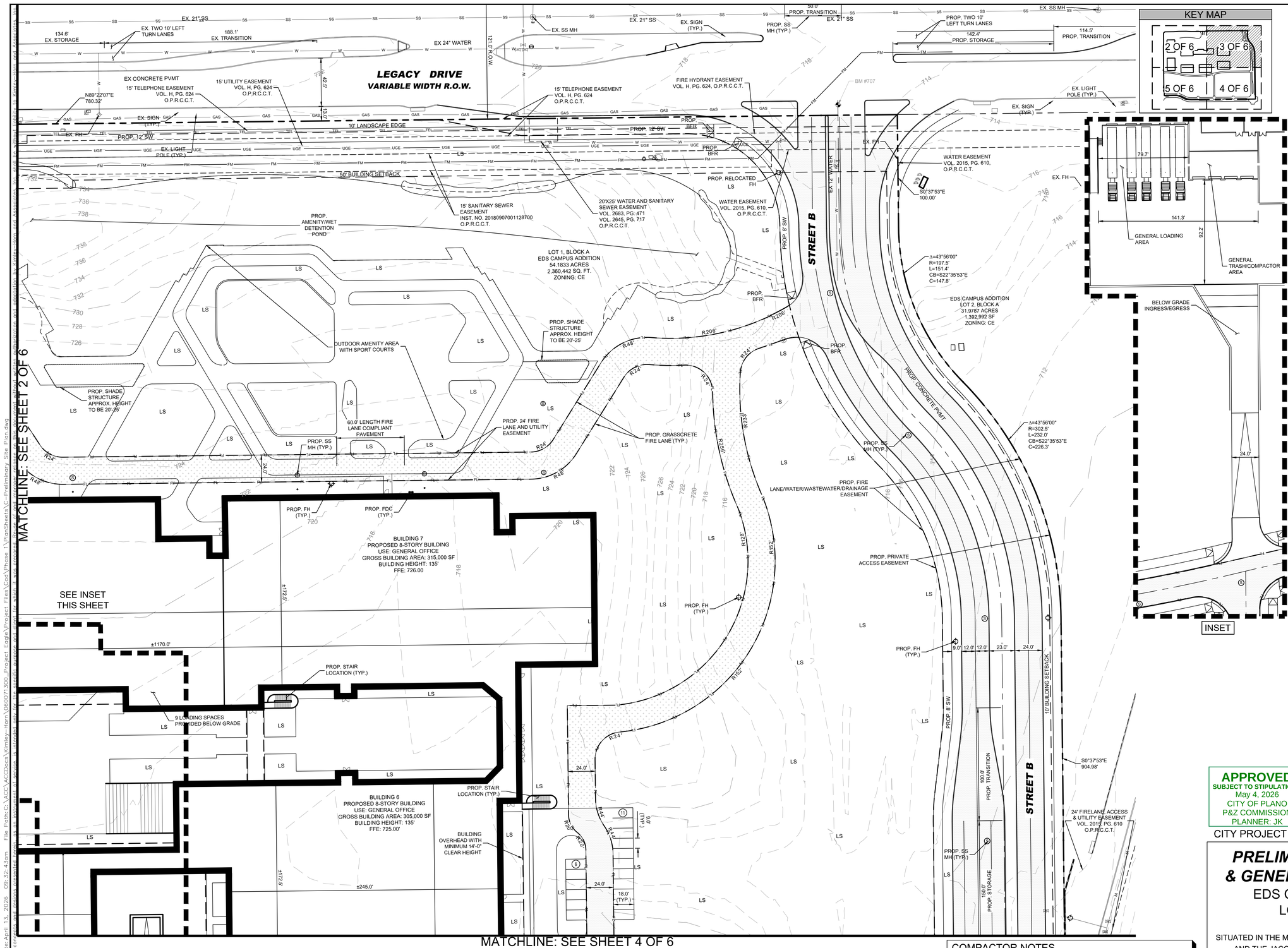
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PRELIMINARY SITE PLAN & GENERAL TREE SURVEY

SHEET NUMBER
2 OF 6

Plotted By:Reinken, Joxon Date:April 13, 2026 09:32:33am File Path:C:\ACCVAULT\Documents\Kimley-Horn\060071300_Project Eagle\Project Files\Cad\Phase 1\PlanSheets\C-Preliminary Site Plan.dwg
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PRELIMINARY SITE PLAN & GENERAL TREE SURVEY

EDS CAMPUS ADDITION
LOT 1, BLOCK A
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SITUATED IN THE MARIA C. VELA SURVEY, ABSTRACT NO. 935
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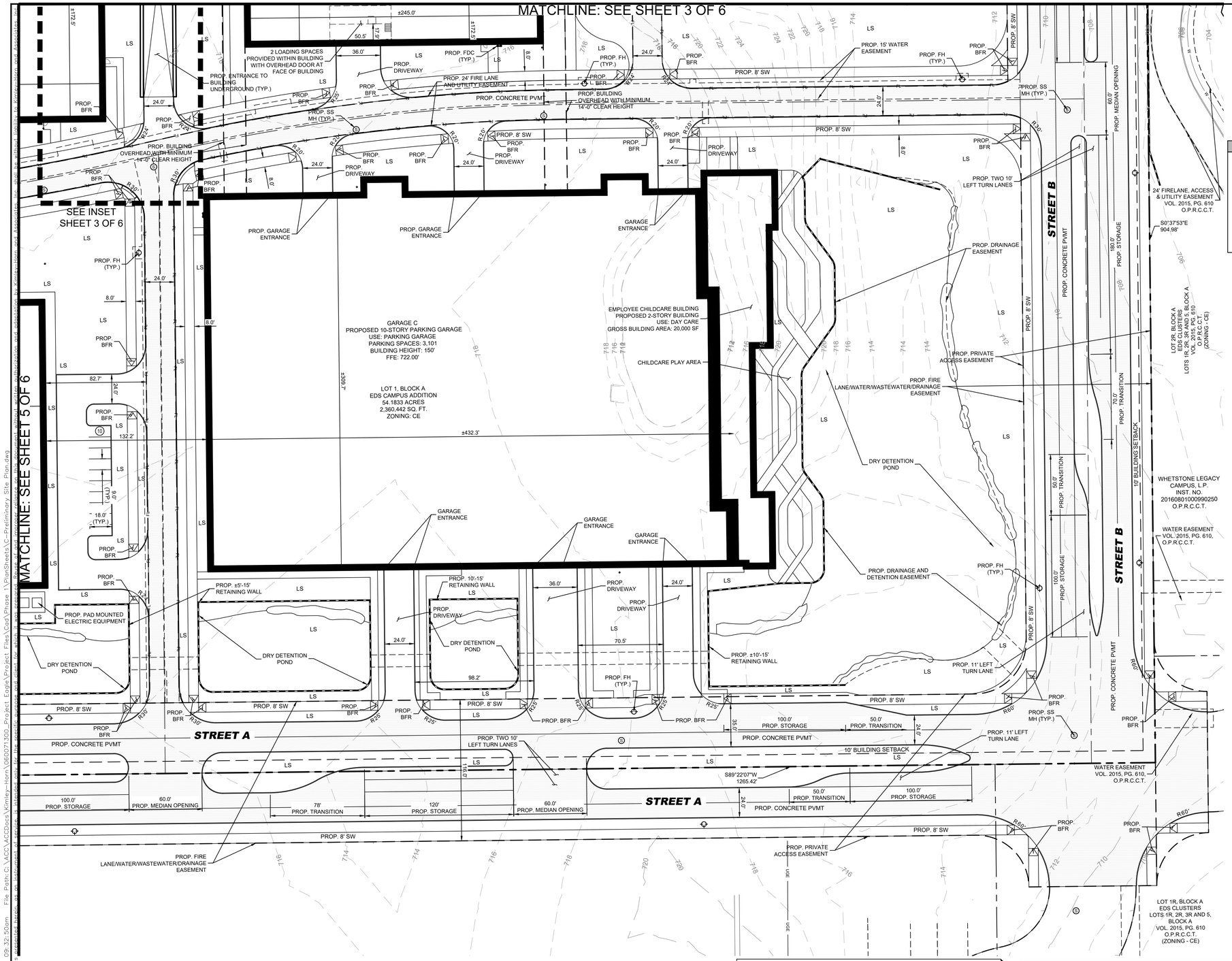
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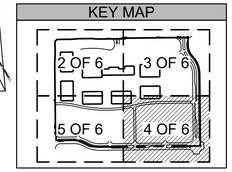
PRELIMINARY SITE PLAN & GENERAL TREE SURVEY

SHEET NUMBER
3 OF 6

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PRELIMINARY SITE PLAN & GENERAL TREE SURVEY

SHEET NUMBER
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Plotted By:Reinken, Jason Date:April 13, 2026 09:32:50am File Path:C:\ACC\ACCDocs\Kimley-Horn\060071300_Project Eagle\Project Files\Cad\Phase 1\PlanSheets\C-Preliminary Site Plan.dwg
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MATCHLINE: SEE SHEET 2 OF 6

MATCHLINE: SEE SHEET 4 OF 6

REMAINDER OF 15' UTILITY EASEMENT VOL. 2291, PG. 878 O.P.R.C.C.T.

EX. TURN LANE

PROP. BFR

PROP. FH (TYP.)

PROP. FDC (TYP.)

PROP. 8' SW

PROP. CONCRETE PVMT

PROP. SS MH (TYP.)

EX. 18" WATER

EX. 18" STORM

PROP. 15' WATER EASEMENT

PROP. DRIVEWAY (TYP.)

PROP. ENTRANCE TO BUILDING UNDERGROUND (TYP.)

2 LOADING SPACES PROVIDED WITHIN BUILDING WITH OVERHEAD DOOR AT FACE OF BUILDING

PROP. STAIR LOCATION (TYP.)

PROP. DRIVEWAY

PROP. 24' FIRE LANE AND UTILITY EASEMENT

PROP. BUILDING OVERHEAD WITH MINIMUM 14'-0" CLEAR HEIGHT

GARAGE ENTRANCE

GARAGE A
PROPOSED 8-STORY PARKING GARAGE
USE: PARKING GARAGE
PARKING SPACES: 1,952
BUILDING HEIGHT: 100'
FFE: 722.00'

15' SANITARY SEWER EASEMENT INST. NO. 20180907001128700 O.P.R.C.C.T.

EX. FH

EX. 30" STORM

50' BUILDING SETBACK

PROP. 10' HIKE & BIKE TRAIL

15' LANDSCAPE EDGE

130.5' R.O.W.

EX. SIGN (TYP.)

EX. TWO 10' LEFT TURN LANES

CENTERLINE 5' AT&T EASEMENT INST. NO. 91-0070594 INST. NO. 91-0070595

PROP. DRAINAGE EASEMENT

DRY DETENTION POND

LOT 1 BLOCK A
EDS CAMPUS ADDITION
54.1833 ACRES
2,360,442 SQ. FT.
ZONING: CE

CENTRAL UTILITY PLANT

GARAGE B
PROPOSED 9-STORY PARKING GARAGE
USE: PARKING GARAGE
PARKING SPACES: 3,307
BUILDING HEIGHT: 120'
FFE: 722.00'

PROP. PAD MOUNTED ELECTRIC EQUIPMENT

PROP. ±5'-10' RETAINING WALL

GARAGE ENTRANCE

PROP. DRIVEWAY

DRY DETENTION POND

156.0'

36.0'

PROP. 8' SW

PROP. CONCRETE PVMT

10' BUILDING SETBACK

PROP. TRANSITION

PROP. STORAGE

PROP. MEDIAN OPENING

PROP. TWO 10' LEFT TURN LANES

STREET A

S89°22'07"W 1265.42'

N0°37'53"W 858.01'

EX. CURB INLET

PROP. HIKE AND BIKE TRAIL EASEMENT

EX. LIGHT POLE (TYP.)

S89°22'07"W 7.00'

EX. CONCRETE PVMT

EX. MEDIAN OPENING

N0°37'53"W 102.44'

S89°22'07"W 218.38'

90.0'

55.0'

80.0'

60.0'

70.0'

119.7'

EX. TELECOM MH (TYP.)

PROP. FIRE LANE/WATER/WASTEWATER/DRAINAGE EASEMENT

PROP. PRIVATE ACCESS EASEMENT

Δ=31°19'20" R=300.0' L=164.0' CB=N74°58'13"W C=162.0'

PROP. 10' HIKE & BIKE TRAIL

PARKWOOD BOULEVARD
VARIABLE WIDTH RIGHT-OF-WAY
CABINET H , PAGE 624 (DRCCT)

EX. 30" STORM

EX. 16" WATER

EX. 8" SANITARY SEWER

EX. 15" STORM

EX. 24" STORM

EX. 8" SANITARY SEWER

EX. 12" WATER

EX. 6" WATER

EX. 8" WATER

EX. 12" STORM

EX. 18" SANITARY SEWER

EX. 10" WATER

EX. 10" SANITARY SEWER

EX. 6" SANITARY SEWER

EX. 4" SANITARY SEWER

EX. 4" WATER

EX. 2" WATER

EX. 2" GAS

EX. 4" GAS

EX. 6" GAS

EX. 8" GAS

EX. 12" GAS

EX. 16" GAS

EX. 24" GAS

EX. 30" GAS

EX. 36" GAS

EX. 42" GAS

EX. 48" GAS

EX. 54" GAS

EX. 60" GAS

EX. 66" GAS

EX. 72" GAS

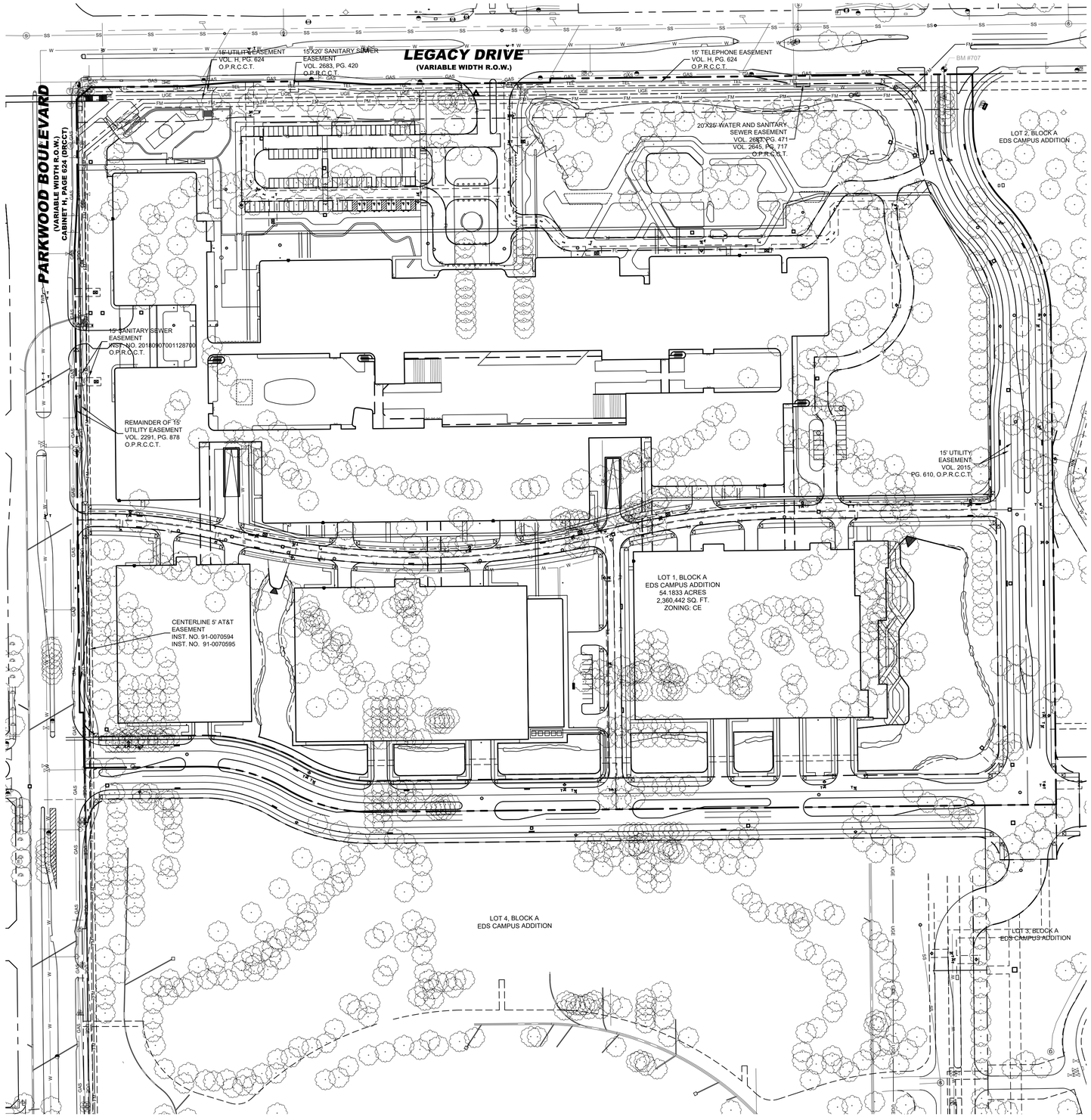
EX. 78" GAS

EX. 84" GAS

EX. 90" GAS

EX. 96" GAS

EX.

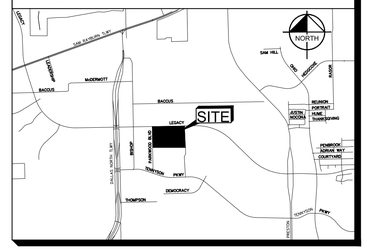


NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

VICINITY MAP

N.T.S



LOT 1, BLOCK A EDS CAMPUS ADDITION TREE SUMMARY			
EXISTING TREE SPECIES	**TOTAL EXSITING TREES**	**TOTAL CALIPER INCHES**	**PRECENTAGE**
BALD CYPRESS	26.0	464.0	3.75%
BRADFORD PEAR	2.0	44.0	0.29%
BUR OAK	23.0	387.0	3.32%
BURFORD HOLLY	2.0	26.0	0.29%
CALLERY PEAR	21.0	305.0	3.03%
CEDAR ELM	28.0	429.0	4.04%
CHERRY LAUREL	11.0	89.0	1.59%
CHINESE ELM	24.0	447.0	3.46%
CHINESE PISTACHE	23.0	434.0	3.32%
CRAPE MYRTLE	119.0	1,098.0	17.17%
EASTERN RED CEDAR	0.0	0.0	0.00%
LIVE OAK	283.0	5,849.0	40.84%
MEXICAN PLUM	1.0	22.0	0.14%
POSSUMHAW	1.0	15.0	0.14%
RED OAK	78.0	1,596.0	11.26%
RED TIP PHOTINIA	24.0	213.0	3.46%
SHUMARD OAK	2.0	55.0	0.29%
WESTERN SOAPBERRY	0.0	0.0	0.00%
WHITE MULBERRY	0.0	0.0	0.00%
YAUPON HOLLY	25.0	213.0	3.61%
TOTALS	**693.0**	**11,686.0**	**100.00%**

100% OF THE EXISTING TREES 8 CALIPER INCHES OR LARGER WILL BE REMOVED BY THE PROPOSED DEVELOPMENT

APPROVED
SUBJECT TO STIPULATIONS
May 4, 2026
CITY OF PLANO
P&Z COMMISSION
PLANNER: JK

EXPIRES
May 4, 2028
CITY OF PLANO

CITY PROJECT # PSP2026-004

PRELIMINARY SITE PLAN & GENERAL TREE SURVEY

EDS CAMPUS ADDITION
LOT 1, BLOCK A
54.19 ACRES
SITUATED IN THE MARIA C. VELA SURVEY, ABSTRACT NO. 935
AND THE JACOB COOK SURVEY, ABSTRACT NO. 189
CITY OF PLANO, COLLIN COUNTY, TEXAS
DATE: APRIL 29, 2026

OWNER:
TRQ PLANO LLC
300 CRESCENT COURT, SUITE 300
DALLAS, TX 75201
Tel. No. 833-697-7253
Contact: ED CONSTANTINO
Email: LEGAL@NEXPOINT.COM

CIVIL ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, TWO GALLERIA TOWER, SUITE 700, DALLAS, TX 75240
Tel. No. 972-770-1300
Contact: ALEX RATHBUN, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

KHA PROJECT 060071300
DATE APRIL 2026
SCALE AS SHOWN
DESIGNED BY SPA
DRAWN BY CJM
CHECKED BY RAR

EDS CAMPUS ADDITION
LOT 1, BLOCK A
PLANO, TEXAS
PSP2026-004

PLANO TEXAS

PRELIMINARY SITE PLAN & GENERAL TREE SURVEY

SHEET NUMBER
6 OF 6

Plotted By:Reinken, Jason Date:April 13, 2026 09:22:44am File Path:C:\ACC\ACCDocs\Kimley-Horn\060071300_Project Eagle\Project Files\Civil\Phase 1\PlanSheets\C-General Tree Survey.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CITY COUNCIL AGENDA MEMO

MEETING DATE:	5/26/2026
DEPARTMENT:	Zoning
DIRECTOR:	Christina Day, Director of Planning
AGENDA ITEM:	Public Hearing and consideration of an Ordinance as requested in Zoning Case 2025-017
RECOMMENDED ACTION:	Items for Individual Consideration

ITEM SUMMARY

Public Hearing and consideration of an Ordinance as requested in Zoning Case 2025-017 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Heritage Landmark Designation No. H-1 on 3.8 acres of land located on the southeast corner of 15th Street and Pitman Drive in the City of Plano, Collin County, Texas, to modify development standards; 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. **Conducted and adopted Ordinance No. 2026-5-8**

BACKGROUND

The Planning & Zoning Commission recommended approval of this zoning case with a vote of 7-0 per their Final Report in the attached Supporting Documents. The Heritage Commission recommended approval of amending the Heritage Landmark Designation-1 with a vote of 6-0 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	5/12/2026	Ordinance
Supporting Documents	5/12/2026	Informational

Zoning Case 2025-017

An Ordinance of the City of Plano, Texas, amending the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Heritage Landmark Designation No. H-1 on 3.8 acres of land out of the Solomon Fitzhugh Survey, Abstract No. 327, located on the southeast corner of 15th Street and Pitman Drive in the City of Plano, Collin County, Texas, to modify development standards; 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 26th day of May, 2026, for the purpose of considering amending Heritage Landmark Designation No. H-1 on 3.8 acres of land out of the Solomon Fitzhugh Survey, Abstract No. 327, located on the southeast corner of 15th Street and Pitman Drive in the City of Plano, Collin County, Texas, to modify development standards; 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 26th day of May, 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 amend Heritage Landmark Designation No. H-1 on 3.8 acres of land out of the Solomon Fitzhugh Survey, Abstract No. 327, located on the southeast corner of 15th Street and Pitman Drive in the City of Plano, Collin County, Texas, to modify development standards, 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 stipulations 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 26th day of May, 2026.

_____
John B. Muns, MAYOR

ATTEST:

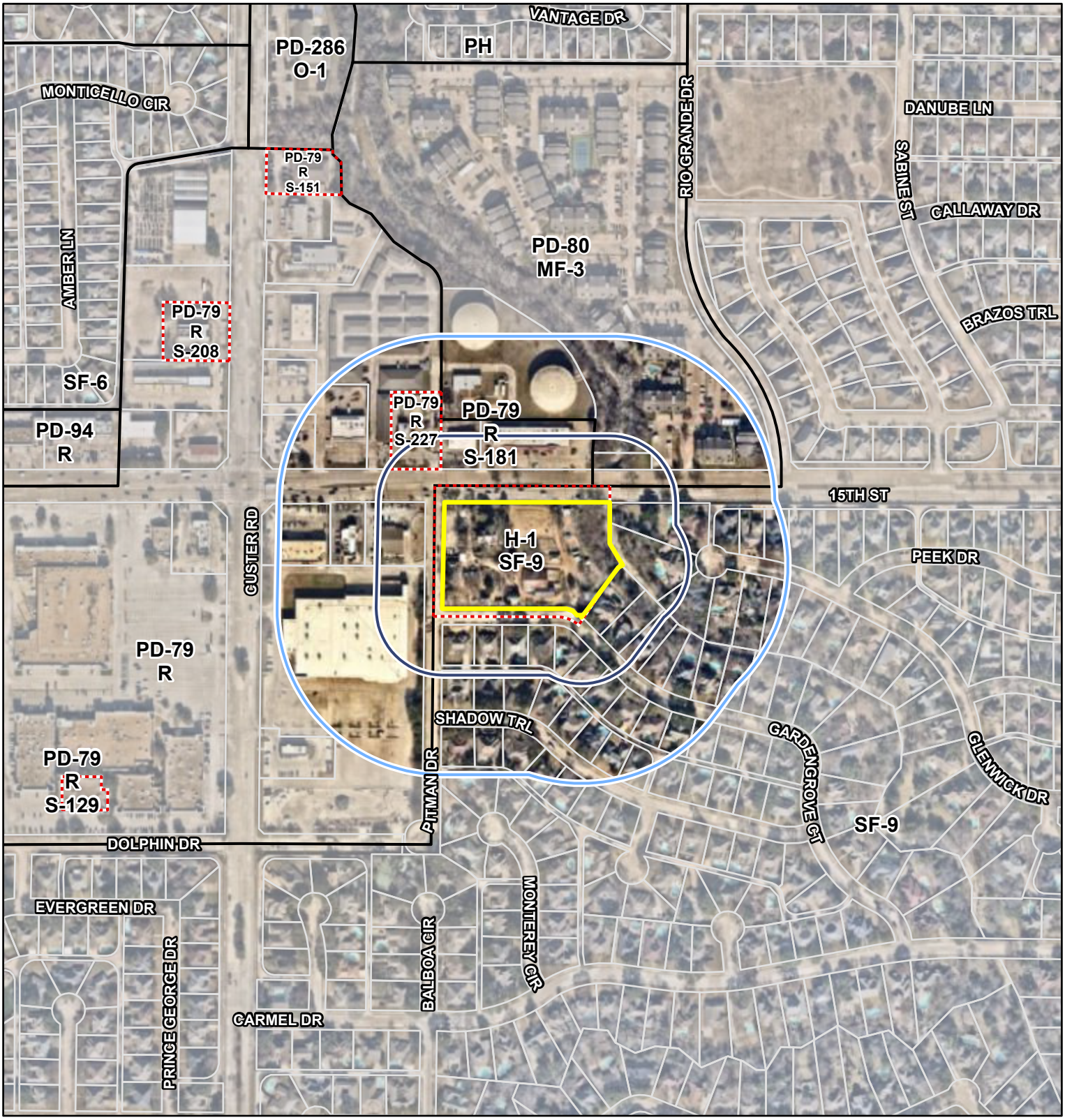
_____
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

_____
Paige Mims, CITY ATTORNEY

Zoning Case 2025-017

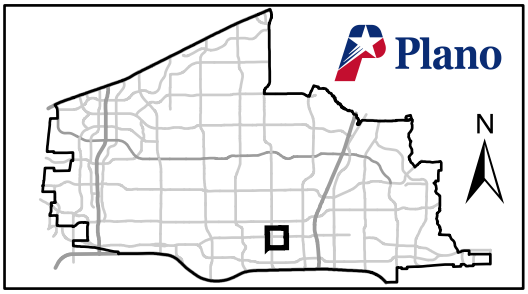
The property being Lot 1, Block A, Ammie Wilson Addition, an addition to the City of Plano, Collin County, Texas, in the Solomon Fitzhugh Survey, Abstract 327, according to the plat recorded in Volume C, Page 338, of the Plat Records of Collin County, Texas.



Project Number: ZC2025-017

Existing Zoning: Single-Family Residence-9 and located within Heritage Resource Overlay District-1

Proposed Zoning: Amend Heritage Resource Overlay District-1



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

0 310 620 1,240
Feet

Source: City of Plano

Stipulations:

1. Additional uses permitted are incidental retail sales, museum, periodic fundraising activities, related charitable and/or educational activities, and incidental office uses.

2. The maximum height of a fence in a required front yard shall not exceed eight feet, and the 50% open construction requirement shall not apply.

3. Minimum 16-foot front yard building setback from Gardengrove Court.

4. Crushed granite shall be permitted as an additional paving material for gated parking areas inaccessible to the general public.

5. An identification sign shall be permitted on the property, on a structure not to exceed twelve (12) feet in height or width, with a historically appropriate design as approved by a certificate of appropriateness (CA) through the Heritage Commission, as provided that its design is compatible with the historic farmstead character of the site.

DATE: April 23, 2026

TO: Applicants with Items before the Heritage Commission

FROM: Nayyer Ale-Rasool, Chair, Heritage Commission

VIA: Drew Brawner, AICP, Comprehensive Planning Manager RP

SUBJECT: Results of Heritage Commission Meeting of April 22, 2026

AGENDA ITEM NO. 2 – HERITAGE LANDMARK DESIGNATION-1 AMENDMENT
APPLICANT: HERITAGE FARMSTEAD MUSEUM

Request to amend Heritage Landmark Designation-1 (H-1) to modify paving material and signage development standards on one lot on 3.8 acres located at the southeast corner of Pitman Drive and W. 15th Street.

APPROVED: 6–0

RESULTS:

Approved as submitted.

Your zoning case has been scheduled for consideration by the Planning & Zoning Commission on Monday, May 4, 2026, at 6:00 p.m., and the City Council on Tuesday, May 26, 2026, at 7:00 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center. You or a representative should be present at that meeting. Your zoning approval will not be final until the City Council approves the ordinance for this zoning case.

RP/ko

cc: Bhavesh Mittal, Heritage Preservation Officer
Raha Poladi, Lead Planner

DATE: May 5, 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 May 4, 2026

AGENDA ITEM NO. 2 - ZONING CASE 2025-017
PETITIONER: CITY OF PLANO

Request to amend Heritage Landmark Designation-1 (H-1) on 3.8 acres of land out of the Solomon Fitzhugh Survey, Abstract No. 327, located on the southeast corner of 15th Street and Pitman Drive, in the City of Plano, Collin County, Texas, to modify development standards. Project #ZC2025-017.

APPROVED: 7–0

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

RESULTS:

The Commission recommended the item for approval as submitted.

To view the hearing, please click on the provided link:
https://planotx.new.swagit.com/videos/384765?ts=3546

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 (additions shown in blue underlined text)**:**

1. Additional uses permitted are incidental retail sales, museum, periodic fundraising activities, related charitable and/or educational activities, and incidental office uses.

2. The maximum height of a fence in a required front yard shall not exceed eight feet, and the 50% open construction requirement shall not apply.

3. Minimum 16-foot front yard building setback from Gardengrove Court.

4. Crushed granite shall be permitted as an additional paving material for gated parking areas inaccessible to the general public.

5. An identification sign shall be permitted on the property, on a structure not to exceed twelve (12) feet in height or width, with a historically appropriate design as approved by a certificate of appropriateness (CA) through the Heritage Commission, as provided that its design is compatible with the historic farmstead character of the site.

Proposed Stipulations:

1. Additional uses permitted are incidental retail sales, museum, periodic fundraising activities, related charitable and/or educational activities, and incidental office uses.

2. The maximum height of a fence in a required front yard shall not exceed eight feet, and the 50% open construction requirement shall not apply.

3. Minimum 16-foot front yard building setback from Gardengrove Court.

4. Crushed granite shall be permitted as an additional paving material for gated parking areas inaccessible to the general public.

5. An identification sign shall be permitted on the property, on a structure not to exceed twelve (12) feet in height or width, with a historically appropriate design as approved by a certificate of appropriateness (CA) through the Heritage Commission, as provided that its design is compatible with the historic farmstead character of the site.

AGENDA ITEM NO. 2

PUBLIC HEARING: Zoning Case 2025-017

PETITIONER: City of Plano

CASE PLANNER: Destiny Woods

DESCRIPTION: Request to amend Heritage Landmark Designation-1 (H-1) on 3.8 acres of land out of the Solomon Fitzhugh Survey, Abstract No. 327, located on the southeast corner of 15th Street and Pittman Drive, in the City of Plano, Collin County, Texas, to modify development standards. Project #ZC2025-017.

EXECUTIVE SUMMARY

The purpose of this request is to amend Heritage Landmark Designation-1 (H-1) to modify development standards to allow crushed granite as a permitted paving material for interior parking spaces and to allow an identification sign 12 feet in height at the corner of 15th Street and Pittman Drive. Major topics of consideration include:

- Heritage Landmark Designations – In 1982, the subject property, the location of the Ammie Wilson House, was the first site to receive a heritage landmark designation in Plano; Attachment 5 provides additional background information. Today, it is the location of the Heritage Farmstead Museum, which provides exhibits, events, and attractions sharing the history of farming in Plano. Heritage Landmark designations are a form of zoning overlay district, requiring approval and amendments through the rezoning process. Heritage designations allow for modification of development standards where necessary to preserve or protect historic property.

- Proposed Development Standards Modifications – The request includes modifications to allow crushed granite as an interior parking lot material and taller height for identification signage. On April 22, 2026, the Heritage Commission recommended approval of the proposed modifications as appropriate for the historic integrity and interpretation of the site. Detailed information about the historical compatibility and appropriateness of the request was provided to the Heritage Commission and is available in the Commission's meeting packet.

- Compatibility to the Comprehensive Plan – The subject property is located within the Social Network (SN) category of the Future Land Use Map. Modifications to parking and signage that allow continued preservation of the site are consistent with the goals of the Heritage Preservation Plan and the SN category and Heritage Preservation Policy of the Comprehensive Plan.

For these reasons, staff recommends approval of this request. The Heritage Commission recommends unanimous (6-0) approval as the merits of application are met consistent with requirements in *Section 16-111* of the Code of Ordinances.

The petitioner is requesting to modify Heritage Landmark Designation-1 (H-1) to allow crushed granite as a permitted paving material for interior parking spaces inaccessible to the general public and alternative signage requirements.

Heritage Resource Overlay Districts – Per *Section 11.700.1* of the Zoning Ordinance, the purpose of Heritage Resource Overlay Districts is as follows:

> *To provide for the preservation of those areas, places, buildings, structures, works of art, and other objects having significant historical, archaeological, or cultural interests and values which reflect the heritage of the city of Plano, portions of certain districts are designated with the letters "H" or "HD." Areas designated on the zoning district map by an "H" will indicate an individual heritage landmark and "HD" will indicate a heritage district.*

Additionally, per *Section 11.700.4B*:

> *In making the H or HD Designation, the Planning & Zoning Commission and City Council may modify the requirements of the building code and may reduce, increase, or revise the height, yard, area, coverage, parking, and any other development standards, if such action is determined to be necessary for the preservation or protection of the H or HD designated property.*

Parking Paving Standards – Per *Section 16.500.1* of the Zoning Ordinance, parking lot paving must comply with the following:

> *[…] all required parking, storage spaces, and loading areas, together with driveways and maneuvering aisles, and additional parking areas shall be a paved surface.*

Identification Signs – Per *Section 22.200* of the Zoning Ordinance, Identification Signs are defined as follows:

> *Any onsite sign which is used to identify shopping centers, industrial sites, retail districts, and commercial sites.*

Additionally, per *Section 22.300.2D*:

> *An identification sign may be erected in nonresidential zoning districts and shall not exceed 150 square feet for monument signs and 100 square feet for pole signs. Maximum height of an identification sign shall be 10 feet for a monument sign and 20 feet for pole signs […].*

Proposed Stipulations

Refer to Attachments 2 and 3 for the proposed stipulations.

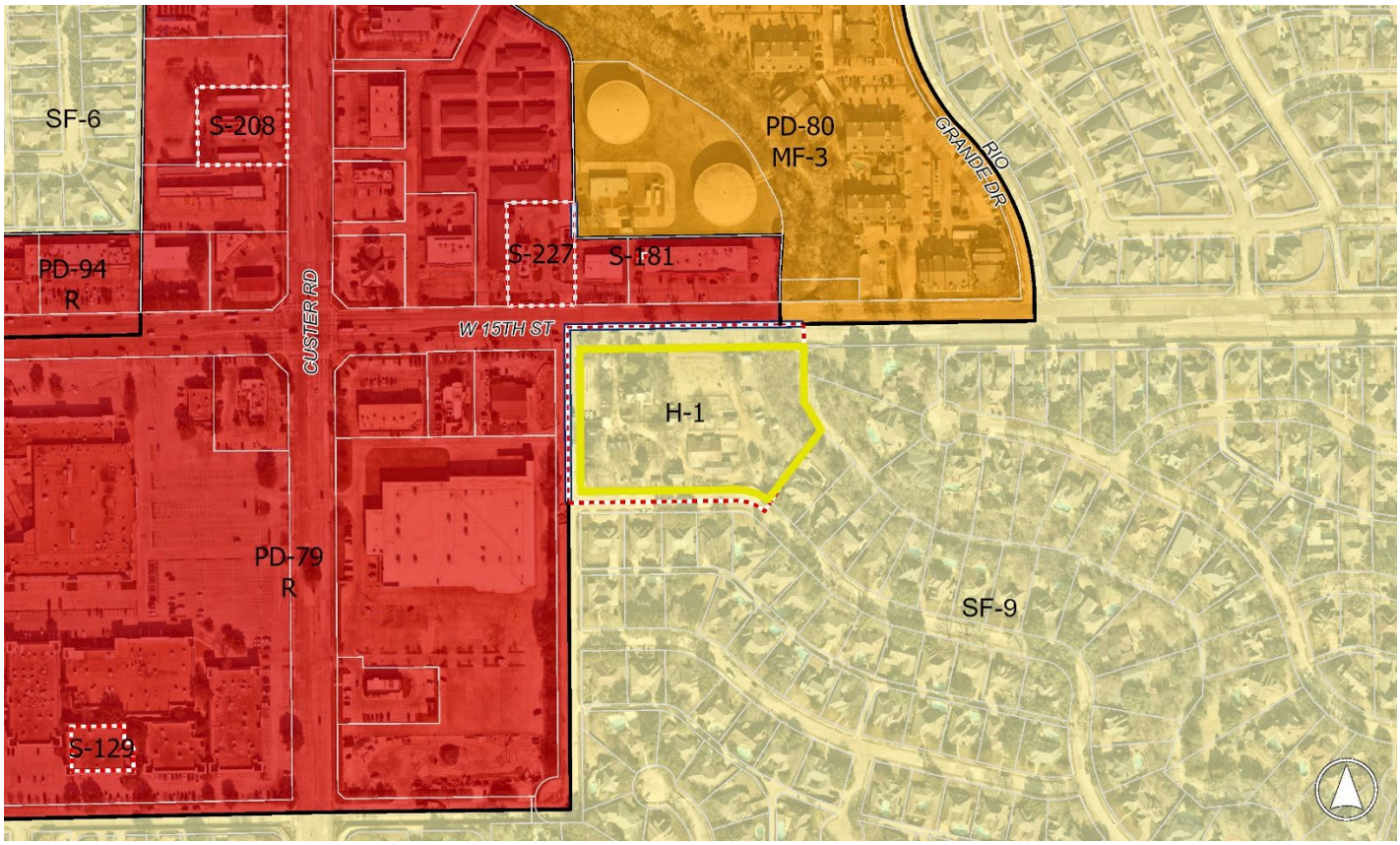
Site History

In 1975, the land surrounding the historic home site was sold to the City of Plano. Beginning in 1977, the Heritage Farmstead Museum organization entered into a perpetually renewable lease with the City, who has operated a museum at the site since that time. It was designated as the city's first historic landmark in 1982.

Surrounding Land Use and Zoning

The subject property is zoned Single-Family Residence-9 (SF-9), located within Heritage Resource Overlay District-1 (H-1), and developed with a community center.

North	The properties to the north across 15th Street are zoned Planned Development-79-Retail (PD-79-R) and Planned Development-80-Multifamily Residence-3 (MF-3), including Specific Use Permits No. 181 (S-181) for Cellular Phone Antenna and No. 227 (S-227) for Drive-in Restaurant. Existing development includes minor vehicle repair, a retail shopping center, a restaurant, a commercial antenna, and multifamily residences.
East	The properties are zoned SF-9 and developed with single-family residences.
South	The properties across Gardengrove Court are zoned SF-9 and developed with single-family residences.
West	The properties across Pittman Drive are zoned R and Planned Development-79-Retail (PD-79-R) and developed a bank, minor vehicle repair, and indoor commercial amusement uses.



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.

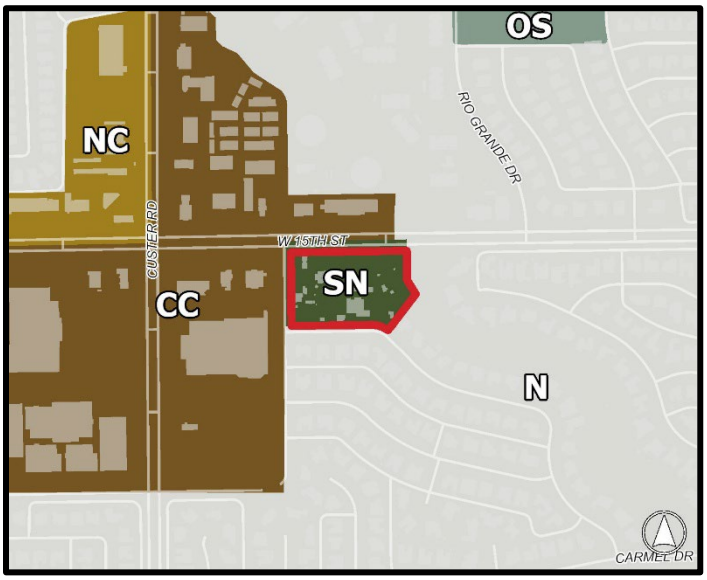
Core Policies: The following policies serve as the fundamental basis for staff recommendations for zoning cases.

- 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 Social Network (SN) category of the Future Land Use Map (FLUM).



Description: *The SN category includes a wide range of public and private uses such as colleges, universities, major public schools (high school/senior high schools) athletic complexes, recreational facilities, libraries, golf courses, country clubs, and large private open spaces. These areas are intended to retain their character to provide regional recreation and social opportunities.*

The request to modify H-1 has minimal impact on the use of the site, as the primary institutional type use would remain unchanged, and the overall property would remain in alignment with the description of the SN category.

FLUM – SN Description and Priorities

Description	Meets
Priority #1: Maintain and upgrade City facilities as needed to serve the educational, social, cultural, and recreational needs of the diverse community.	Meets
Priority #2: Improve access to these areas through transit and micromobility options.	N/A

The request is consistent with Priority #1. While the Heritage Farmstead Museum is not a city-operated facility, it is located on city-owned property and funded in part by the city's Heritage Preservation Grant Program. Crushed granite parking is consistent with the historical interpretation of the site as it relates to its educational, social, and cultural offerings. The use of the proposed alternative paving material for the parking area and the silo identification sign is appropriate to the historic character of the site.

Mix of Uses – The request to modify H-1 would not alter the primary community center use of the site; therefore, the request would have no impact to the site's current *Institutional Types* Land Use classification and would result in no change to the SN Mix of Uses.

Desirable Character Defining Elements in SN Designation – The SN Character Defining Elements recommend surface parking, and the proposed alternative paving material would be used for surface parking in a manner compatible with the historic character of the site.

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.

Heritage Preservation Policy – *Plano will embrace its unique historical character and authenticity by identifying and preserving historic and cultural resources that promote the understanding of the city's history and enrich the city's sense of place.*

Heritage Preservation Policy, Action 1 - Implement the City of Plano's Heritage Preservation Plan and update every five years to serve as the guiding document for the city's Heritage Preservation Program and related activities.

This policy and action are primarily accomplished through the implementation of the Heritage Preservation Plan and the city's Heritage Preservation Program. Designation of heritage landmarks and districts at the local level is a key preservation goal of the city, as only local designation provides protection from incompatible alterations and/or demolition. The Heritage Preservation Plan guides that individual structures, sites, and landmarks that have retained their historical, cultural, architectural, or archaeological significance can be recognized and designated by the City Council as heritage landmarks. Once designated, exterior alterations to these properties are subject to review by the Heritage Commission for consistency with applicable design standards. They may also be eligible for heritage tax exemptions and other benefits.

The proposed modifications would be consistent with the site's historical character and design, and maintain alignment with the intent of the Heritage Preservation Policy. Therefore, the request is consistent with the heritage preservation goals of Plano.

Community Design Policy, Action 4 (CD4) – *Develop a process to implement and maintain citywide branding guidelines and signage, such as wayfinding and entryway signs, for special areas and public facilities citywide.*

The Community Design Plan is currently underway, and while formal branding guidelines have not yet been established, CD4 is intended to provide design guidance that ensures signage is appropriate to its site context. Due to its historical significance, the Heritage Farmstead Museum is considered a special area. The proposed identification sign, designed in the form of a silo, functions as a wayfinding element and complements the property's historic agrarian character. Therefore, the request is consistent with the intent of CD4.

Conformance to the Comprehensive Plan Summary

Policy or Study	Analysis
Future Land Use Map and Dashboards • Description & Priorities • Mix of Uses • Character Defining Elements	 **Meets** N/A **Meets**
Other Comprehensive Plan Maps	N/A
Heritage Preservation Policy and HP Action 1	**Meets**
Community Design Policy	**Meets**
Facilities & Infrastructure Policy	N/A

The applicant is requesting this amendment to allow the use of crushed granite as an acceptable paving material for the proposed gated parking areas at Heritage Farmstead Museum, which are inaccessible to the general public. While crushed granite is not currently permitted under the Zoning Ordinance for parking spaces, the material is used for the existing pathways on this property and is more consistent with the historic, rural character of the farmstead than concrete or asphalt paving. The use of crushed granite will help preserve the site's visual authenticity by maintaining a natural, agrarian appearance while still providing an adequately durable surface for visitor parking. City ownership provides additional assurance for maintenance. This amendment supports the overarching goal of balancing modern operational needs with the preservation of the site's historic integrity. Should the proposed amendment be approved, a Certificate of Appropriateness (CA) from the Heritage Commission and site plan approval from the Planning & Zoning Commission would be required for any paving improvements to the historic Ammie Wilson House.

In addition, the applicant is requesting this amendment to allow installation of an identification sign to enhance the museum's visibility from W. 15th Street. Additional visibility is needed to improve wayfinding and public awareness. The proposed sign, designed as a silo or similar farmstead structure, is intended to be both functional and contextually appropriate. By incorporating signage into an architectural element that reflects the site's agricultural heritage, the proposal ensures the sign complements the property's historic character while serving as a recognizable, cohesive feature for the museum. The final design of the sign will require approval of a Certificate of Appropriateness from the city's Heritage Commission.

SUMMARY:

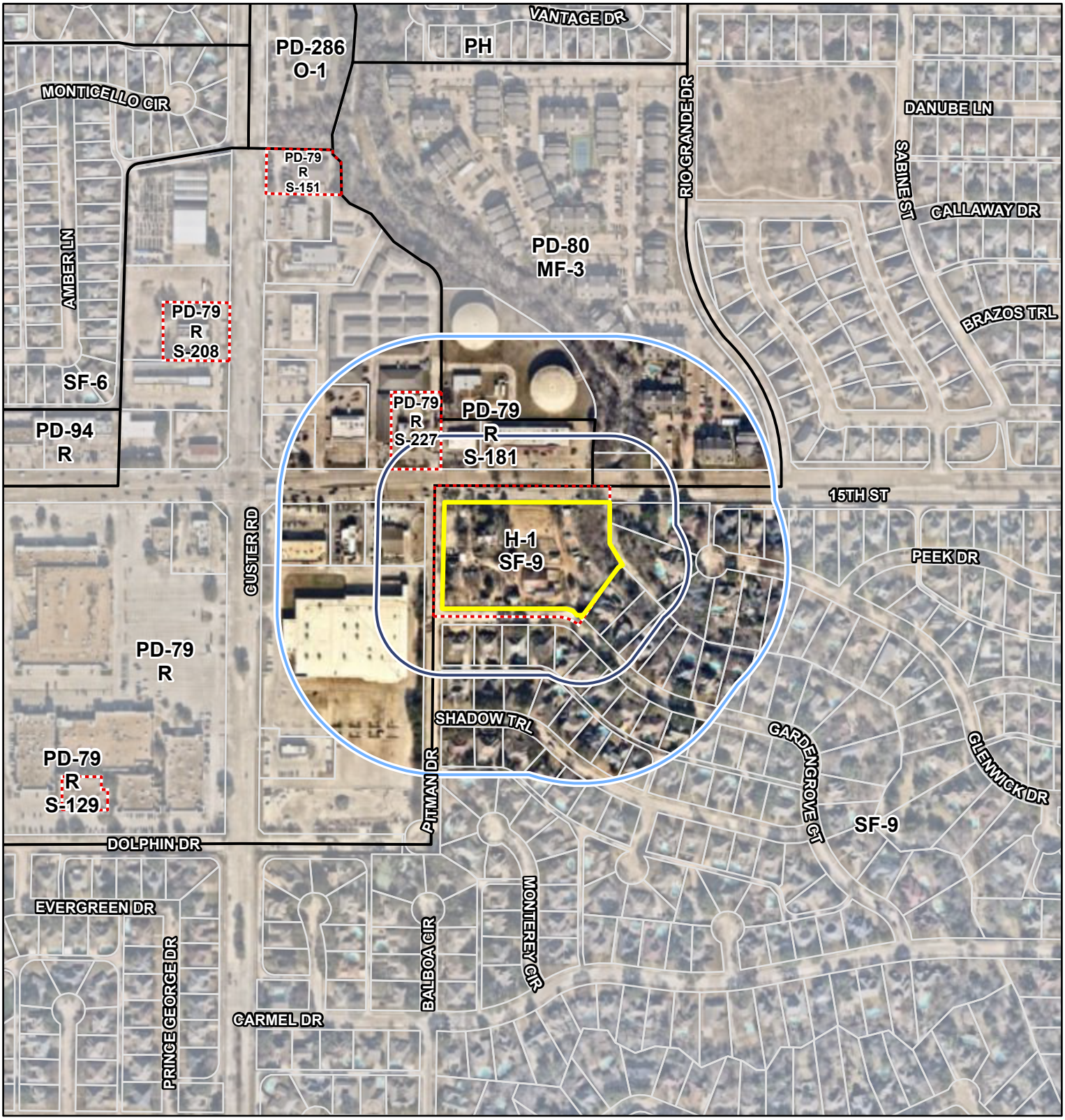
The purpose of this request is to amend Heritage Landmark Designation-1 (H-1) to modify development standards to allow crushed granite as a permitted paving material for interior parking spaces and to allow an identification sign 12 feet in height at the corner of 15th Street and Pittman Drive. Staff believes the proposed heritage resource designation amendment to allow crushed granite as an approved paving material for the parking spaces interior to the site, and allow an identification sign, will maintain the protection of the historic Ammie Wilson House.

RECOMMENDATION:

Recommended for approval as submitted. The Heritage Commission recommended approval (6-0).

ATTACHMENTS:

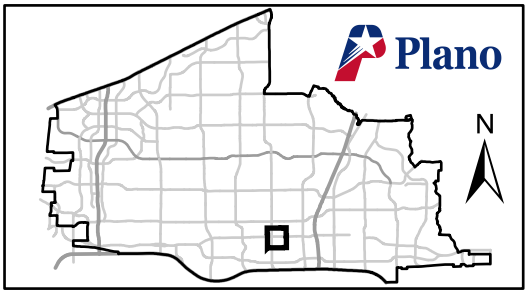
1. Locator Map
2. Heritage Resource Stipulations (Strikethrough-Underline)
3. Heritage Resource Stipulations (Clean)
4. Legal Description
5. Heritage Farmstead Museum History & Designation
6. Responses



Project Number: ZC2025-017

Existing Zoning: Single-Family Residence-9 and located within Heritage Resource Overlay District-1

Proposed Zoning: Amend Heritage Resource Overlay District-1



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

0 310 620 1,240
Feet

Source: City of Plano

Proposed Stipulations (additions shown in blue underlined text**:**

1. Additional uses permitted are incidental retail sales, museum, periodic fundraising activities, related charitable and/or educational activities, and incidental office uses.

2. The maximum height of a fence in a required front yard shall not exceed eight feet, and the 50% open construction requirement shall not apply.

3. Minimum 16-foot front yard building setback from Gardengrove Court.

4. Crushed granite shall be permitted as an additional paving material for gated parking areas inaccessible to the general public.

5. An identification sign shall be permitted on the property, on a structure not to exceed twelve (12) feet in height or width, with a historically appropriate design as approved by a certificate of appropriateness (CA) through the Heritage Commission, as provided that its design is compatible with the historic farmstead character of the site.

Proposed Stipulations:

1. Additional uses permitted are incidental retail sales, museum, periodic fundraising activities, related charitable and/or educational activities, and incidental office uses.

2. The maximum height of a fence in a required front yard shall not exceed eight feet, and the 50% open construction requirement shall not apply.

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Legal Description
Zoning Case 2025-017

The property being Lot 1, Block A, Ammie Wilson Addition, an addition to the City of Plano, Collin County, Texas, in the Solomon Fitzhugh Survey, Abstract 327, according to the plat recorded in Volume C, Page 338, of the Plat Records of Collin County, Texas.

This is an exhibit to ZC2025-017 and provides selected pages from the Vision Plan document as background information on the property.



VISION PLAN | 2015
HERITAGE FARMSTEAD MUSEUM

EST. 1891
PLANO, TX



PARTICIPANTS

Heritage Farmstead Museum (HFM

M'Lou Hyttinen, Executive Director

City of Plano

Plano Heritage Commission

Design Team

Architect: Abernathy|Architects, Ann Abernathy, AIA, Principal, Jeffrey Harris, Consulting Graphics

Landscape Architect: Mesa Design Group, Joe Steffes, Stan Cowan

Advisory Committee

Board

Danny Amos

Rick Fambro

Lesley Range Stanton

Steve Vitasek Board

HFM Staff

M'Lou Hyttinen – Executive President

Kristen Barndt – Farm and Livestock Manager

Hillary Kidd – Curator

Victoria James – Director of Education

Kathy Strobel – Director of Development – Past Education Director

Community Volunteers (past Board members, staff and community advocates)

Lolisa Laenger – Past HFM Curator, Board Member

Sheila Huckaby – Past Board President, Volunteer

Tracy Rinehart – Community Volunteer, Board Member

1.1 CHRONOLOGY

The significant facts of the farmstead include the history of the land, generations of inhabitants, their constructions, their place in the community, and importantly, the organizations that will be preserving the site for future generations to come:[1]

1850	The land, originally part of the Peters Colony grant, included 320 acres issued in the name of Solomon Fitzhugh in 1850. In 1857 it was sold to Isham Pitman.
1889	Mary Alice (Juhan) and Hunter T. Farrell married.
1890	Hunter Farrell purchased 124 acres of the original Fitzhugh estate.[2] He accumulated additional farm acreage through 1903.
1891-1892	The farm house was constructed by Hunter for his wife Mary Alice and her daughter, Ammie Estell Juhan. "The farm was built on high ground and was close to the creek which was used as a water supply for livestock and for the house…although not typical of the average North Texas farmhouse of the period, this house is typical of many of the fine old farm houses of the Plano area."[3]
1891-1900	Additional buildings said to be from 1891 were the potting shed, carriage house, large pole barn, water tank, well, and windmill. The hay barn (later re-located) was similar in detailing and age to the Pole Barn.
c. 1900	Sharecropper's houses were said to be in existence. Several buildings were located east and northeast of the current site along the creek.
1900-1905	The west gabled two-story addition was added to the house providing bathrooms on first and second floors with indoor plumbing. South and west porches were revised.
c. 1914	The Foreman's Cottage, under a single hipped roof, is said to have been built, along with the brood house, two hen houses and a pump house. The date of the original garage to the north next to the farm road is said to date from this era.
1906-1914	Ammie Juhan married Woods Lynch, moved to Midland in 1906 and had a child, George Hunter Lynch. The marriage ended in 1914. Ammie married Dudley Wilson in 1915 and they moved to Munger Place, in Dallas.
1917-1933	Dr. Lynch died in 1917 and Mary Alice was guardian of Ammie's son at the farm.
1920's	Sometime in the 1920's, Texas Power and Light extended their lines to service this house.[4]
1928	Mary Alice Farrell was divorced from Hunter Farrell and she became the owner of approximately 365 acres of land that included about 265 acres of the original Fitzhugh survey and 124 acres purchased from the Pittman's in 1890, including the tract under her home.[5]
1930's	The sleeping porches were enclosed; stone steps replaced wooden ones around the house.
1933	George Lynch, who had briefly married Johnny O'Neal, died in 1933.
1934	Mary Alice Farrell bequeathed about 363 acres to the Buckner Orphan Home of Dallas and the National Benevolent Association of the Christian Church, and Ammie Wilson retained lifetime tenancy of the property.
1934-1936	Ammie and her husband Dudley moved back to the farm and lived the rest of her life there. Taking a cue from her son who had cared for sheep on the farm, she began breeding and showing sheep. Before 1935, the farm grew wheat, and had 25 head of cattle.
1936	Ernest Sanders married Juanita. They and their children occupied the Foreman's Cottage from 1936 to 1944.
1940	Ammie Wilson won prizes for her prize sheep from 1941 to the 1970's. During the years 1941-1972, "Miss Ammie" became the most successful and renowned pure-bred sheep breeder and show woman in the United States and part of Canada and the only one in Texas.[6]
1947	Bill Raiden moved into the Foreman's cottage and it was remodeled in 1947 for his wife.
post 1940	W.H. Hunt Properties acquired ownership of many adjacent properties.
1950's	The Municipal Water District started supplying water to the house. Until then the owners used their deep well with a motorized pump. Propane gas was used until 1976-77.[7]
1960-1973	West 15th Street was widened and the automobile garage was moved further south with a driveway coming off of the newly created Pittman Road. (Date needs verification.)
1972	Ammie Wilson died at age 92 and the land was donated to the beneficiaries of Mary Alice's estate.
1973	The non-profit Plano Heritage Association (now Heritage Farmstead Association) was formed and began giving tours to the public the following year.[8] Their goal for the property was that it continue to serve as a center of community civic, educational and historical gatherings.
1974	The Hay Barn was donated to Old City Park by W.H. Hunt. It is said that the other barn, a very old one, either burned or washed away. (There were additional barns to the north of the farm road.)
1975	Hunt Properties sold 3.912 acres, the land surrounding the historic home-site, to the City of Plano. Hunt Properties donated the house and the remaining buildings to Plano Heritage Association. The Plano Heritage Association received a lease on 2.030 acres from the City of Plano and then in 1977, this became a perpetual lease on the 3.912 acres insuring the permanence of the farmstead museum.
1976	The Plano Heritage Association was incorporated.
1978	The property was nominated as a Registered Texas Historic Landmark (RTHL) and was put on the National Register of Historic Places.
1982	The Ammie Wilson House H-1 Overlay District was approved by the City of Plano.
1985	The chicken coops were converted into restrooms.[9]
1986	"The Heritage Farmstead (now the Heritage Farmstead Museum) officially opened year round on October 11, 1986 after completing a $960,000 renovation of the four-acre site."
1980-2012	Additional non-contributing structures added to the historic site included: *New structures:* On-site Parking Lot, Gift Shop/Orientation center, Blacksmith Shop, Transportation and Farm Implement Sheds, School House, Addition to Olney Davis Garage, Sorghum Evaporator , Numerous site projects including several arbors over new paving, a wishing well and stone steps to the creek. *Historic but relocated from another locale:* Young House, Olney Davis Garage, Olney Davis Curing Shed, Corn Crib.
1996-1998	Full museum accreditation by the American Association of Museums, in December 1997.
2006	Plano passed an ordinance (P & Z Plano Ordinance No. 2006-5-24 ZC 2006-08) to allow a non-standard 8' fence or wall, enabling the construction of a solid masonry wall on west and south sides of the property, and masonry/iron fence on the north.
2014	Phase one of the Young House Kitchen Addition was constructed as a detachable unit.

1 The Source List for this chronology is included in Appendix 1.
2 Pratt Box Henderson, Historic Structure Report and Master Plan, Farrell-Wilson Farmstead. Plano Heritage Association, 1980.
3 Schell III, Mrs., A.R., RTHL Application for Official Texas Historical marker - Ammie Wilson House. Plano Heritage Association 1978, p.9
4 ibid, Schell, p.14
5 ibid, Schell, p.2
6 National Register of Historic Places Application for the " Ammie Wilson House," 1900 W 15 ST, Record Number: 376411. P. 3, Note 1
7 ibid. Schell, p 14.
8 ibid. Schell, p.17
9 HFM Box Files: Photos by Richard Wright, dated 1985
10 ibid. Schell, p. 18

1.2 HISTORIC DESIGNATIONS

The National Register of Historic Places

In 1977, application was made to the National Register of Historic Places, U.S. Department of the Interior, and National Park Service for the " Ammie Wilson House," 1900 W 15 ST, Record Number: 376411. The application was made by the owner, the Plano Heritage Association, and the nomination certified by the Texas State Historic Preservation Office in 1978.

The National Register designation for the Ammie Wilson House included land associated with her at the time of her death and the nine historic buildings on the site. Also listed in the description and documented with photos were 15 structures: House, Pole Barn, Sheep Barn, Coach House and Tack, Raiden House, Garage, and 8 accessory structures. The Builder/Architect was noted as Bob Abernathy/Joshua Farrell.

Specific dates of significance noted were: 1891 when the house and first barns were built, 1941 when Ammie Wilson, then 61 years old, entered the sheep breeding business, and 1972 when Ammie Wilson died.

Section 7 of this Nomination, the "Description" noted:

> *"Plano has become a microcosm of the larger American society, with its once stable and permanent agricultural community foundations now replaced by commercial and industrial ones, and with its growing population in constant flux. It is presented with a unique opportunity and responsibility to share its rich heritage by preserving the Wilson farmstead as a reminder of the agricultural roots of community which are common to the whole American society and are rapidly being swept away."*

Photos of the farm included in the nomination show the sparse nature of the site and simplicity of the buildings.

Areas of significance included both the architecture and the agrarian lands. The Description noted that *"The grounds are being returned to their original landscaping from a master plan developed by a landscape architect, Dr. Neel Sperry, Texas A&M University."* (Mr. Sperry, contacted by the HFM in 2014, verified that he did not complete such a plan.)

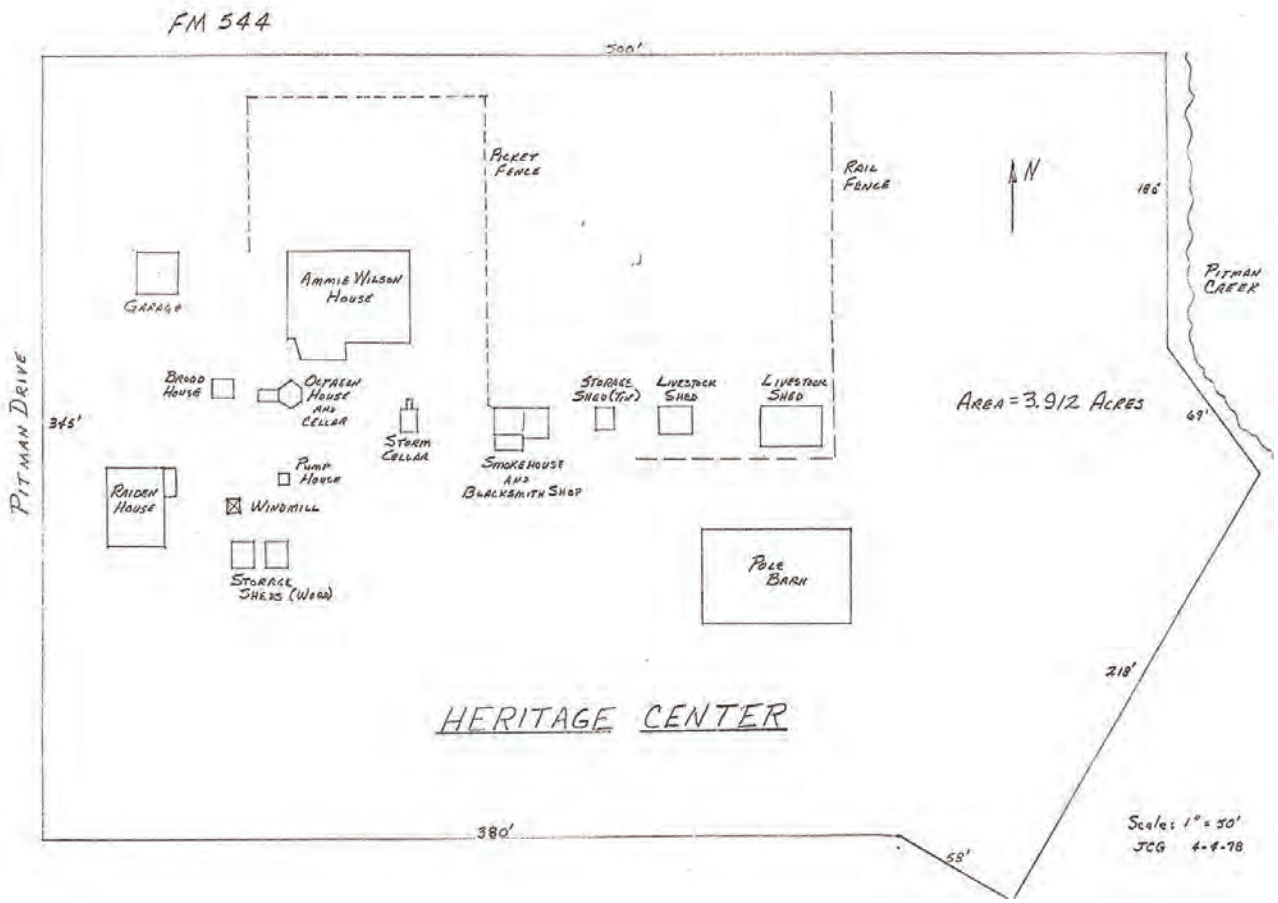


Illustration: Site Plan Included in National Register Application 1978

Registered Texas Historic Landmark Designation:

In 1978 the application for Registered Texas Historical Landmark (RTHL) was granted by the Texas Historical Commission for the "Ammie Wilson House", 1900 W 15 ST. NRIS Item No: 78002906, NR Record Number 376411.

Application for the Official Texas Historical marker was written by Mrs. A. R. Schell III, Research Chairman, for the Plano Heritage Association. The application stressed the property's significance in terms of its early time period and its farming activities:

> *"Plano was the center of one of the nation's richest agricultural regions where, during the late 1890's and early 1900's, large highly productive farms were established. This house with its outbuildings typifies the agricultural heritage of the early Plano Community {that} …has been almost annihilated in recent years by the growth pattern stretching northward from Dallas. This structure…is envisioned as a reminder of the early agricultural foundations of community life in North Texas."*[10]

The property is not established under the Antiquities Code of Texas as a State Archaeological Landmark (SAL).

The property is not established as a "Cultural Landscape" as defined by the National Park Service for historic landmark properties. This is discussed further in Section 5, Vision Plan.

City of Plano Heritage Resource:

The property was designated locally in 1982 as the "Ammie Wilson House" H-1 Overlay District, City of Plano Historic Resource, Ordinance Number 1982 02-22, No. 82-3-5 (ZC 82-01, SUP-71).

The Ordinance itself did not include criteria for designation, treatment philosophy, or site specific guidelines. Permitted uses in the Ordinance include: museum, periodic fund-raising, related charitable or educational activities, and incidental office uses. The City of Plano requires that a Certificate of Appropriateness (CA) be granted for any work done on the contributing buildings that affect the exterior or any intervention to any area that sits on the ground. The local ordinance establishes that interventions must adhere to the Secretary of the Interior Standards for the Treatment of Historic Properties, and the guidelines are established on a case by case basis. The City of Plano Heritage Preservation Officer administers the CA process as well as grant applications and funding by the City.

In addition, the Heritage Farmstead is listed as one of the City of Plano Park Department's existing parks—although not listed in their current Plano Parks Map, it is noted in the 2012 Park Master Plan as a "Special Use Facility" of 3.91 acres.



Foreman's Cottage and Hen Houses from the Southwest



Farmstead and Garage from the Northwest

1.3 HERITAGE FARMSTEAD

As noted in the Chronology above, the City of Plano owns the 3.9 acres of land and the Heritage Farmstead Association (HFA) also known as the Heritage Farmstead Museum (HFM) owns the buildings of the Heritage Farmstead. The HFA operates the facility and performs maintenance. Since 1977, the HFA has had perpetually renewable lease on the 3.912 acres insuring the permanence of the farmstead museum.

Heritage Farmstead Board and Staff

Plano Heritage Association was begun in 1973 with a primary objective oversee the restoration and development of the historic site and to "maintain it as a living history museum." Their goals were to "encourage the preservation, marking, and restoration of significant historic sites and structures, and to provide through these sites and structures, educational, cultural and recreational opportunities to the public."

In the late 1990's the staff redirected the original focus to preserve and maintain historic site features, in favor of providing new larger facilities that were not historic, accepting donated historic buildings from other sites, and volunteer installations of site accessories. The property began to have the feeling of a village of unrelated old buildings from different eras.

Now, under new direction, the organization is returning to the original focus of the founders: to restore an authenticity that has been lost and at the same time provide a comfortable, safe, and enlivening campus for visitors.

As the first president of the Plano Heritage Association, Thelma Rice Sproles spearheaded the effort to save the property. The 1973 article, "Stop the Bulldozers – Hunt Properties and Thelma Sproles" describes the original determination to save as much as possible of the original property. For the forty-two years since, the development of the non-profit there has been a steady collaboration of multiple entities contributing, advice, assistance, and financial support. Financial contributors include the City of Plano, local businesses and individuals, major corporations, state and federal agencies, and private foundations. The docent program began in 1978 and is still providing countless hours for events and heritage tours. This legacy and structure of participation is a valuable resource for the future.

Museum Affiliations and CAPS Studies

In 1997, the American Association of Museums granted full accreditation to the Heritage Farmstead Museum. On-going Conservation Assessment Program (CAP) studies from 2000 through 2010 have included general observations, a rating of structures, and museum related data.



1951 Aerial Imagery. Source: Texas Natural Resources Information Systems.The Heritage Farmstead is in the center.

1.4 HISTORIC PHOTOS OF THE SITE

Acquiring the above 1951 aerial view of the property led to a break-through in understanding many aspects of the farm: its context in the mosaic of farmlands of the Plano prairie, its proximity to its neighbors, the layout of its farm structures and patterns of activity, and the contours of the farmed areas and their relationship to the creek.

Important collections of photographs reside in the HFM archives, and also with the Texas Tech, Southwest Collection, Ammie Wilson Photographic Collection. These photos have been dated with respect to property plats, ages of children and others in the photos, and have helped establish the site chronology, historical context, and details of missing structures.

The story of the water on the site is one that relates to the entire property, from the gentle slope eastward to Pittman creek where sheep grazed, to the conservation and collection of water near the house. Multiple windmills were used to pump water from wells providing convenient watering troughs for cattle pastures. These and other rain collection devices, water tanks, and cisterns enabled pressurized indoor plumbing for the house.



1934-40 Windmill and Water tank, Second Windmill Beyond. Source: HFM Archives



Sheep grazing along Pittman Creek North of West 15th in the 1940's. Source: Texas Tech, Southwest Archive

1.5 PUBLICATIONS, CORRESPONDENCE, INTERVIEWS

Research included materials provided by the HFM including previous reports, building plans, site plans, correspondence, board minutes, press releases, HFM publications, and photos. Early records that included 1970's interviews with people who actually lived on the farm and knew Ammie Wilson were invaluable.

New interviews for this report were conducted with several of the earliest board members and with those associated with the reconstruction of the Young House on the property c. 2000-2001.

The Docent Manual, dated 2010, was an important resource for materials relating to HFM organization history, mission, and goals that aided our understanding of the property. Additional work is needed to verify original sources for information noted in various sections of the Docent Manual as not all of the background information included in the 2010 Docent Manual reconciles with other earlier sources.[11]

11 See Appendix 1 Source List for a full list of resources used for this report.

2.1 EXISTING CONDITION ANALYSIS: BUILDINGS INVENTORY

This detail of the aerial site plan shows the location of buildings from 1951. Although Farm Road 544 road had been widened as West 15th Street prior to 1972, the date of Ammie Wilson's death, these buildings, with the possible exception of one creek barn, still would have existed. In addition, photographic records from the Ammie Wilson archive at Texas Tech reveal that creek barn was still in use from the 1940's. Our proposed period of significance for the farm would include the early dates when Ammie Wilson had moved back to the farm and began raising sheep, c. 1935, a period that would still enable interpretation of the earlier extant buildings still in use. This aerial view shows that set of buildings.

Acquiring the aerial view of the farm led to a break-through in understanding these aspects of the farm:

- Confirmed the existence and location of four missing barns.
- Suggested locations for the hog pen, and other sheds.
- Showed paths to the creek corroborating evidence that sheep grazed along its banks.
- Confirmed the location and orientation of the original garage .
- Confirmed that additions to the simple gabled structure of the Foreman's cottage were post-1951.
- Showed the direction of access to Foreman's Cottage from the east only.
- Confirmed early location of Brood House and Hen Houses
- Showed angle of farming rows and terraces along topographical contours

In creating a building inventory, we used the numbering system for the buildings that was used in the previous 2012 Master Plan, but added those historic buildings whose existence was confirmed by the 1951 aerial photo. In our building inventory the structures are coded: "L" for later buildings; "D" for demolished or missing structures; and "R" for missing buildings for which we have enough evidence to reconstruct.

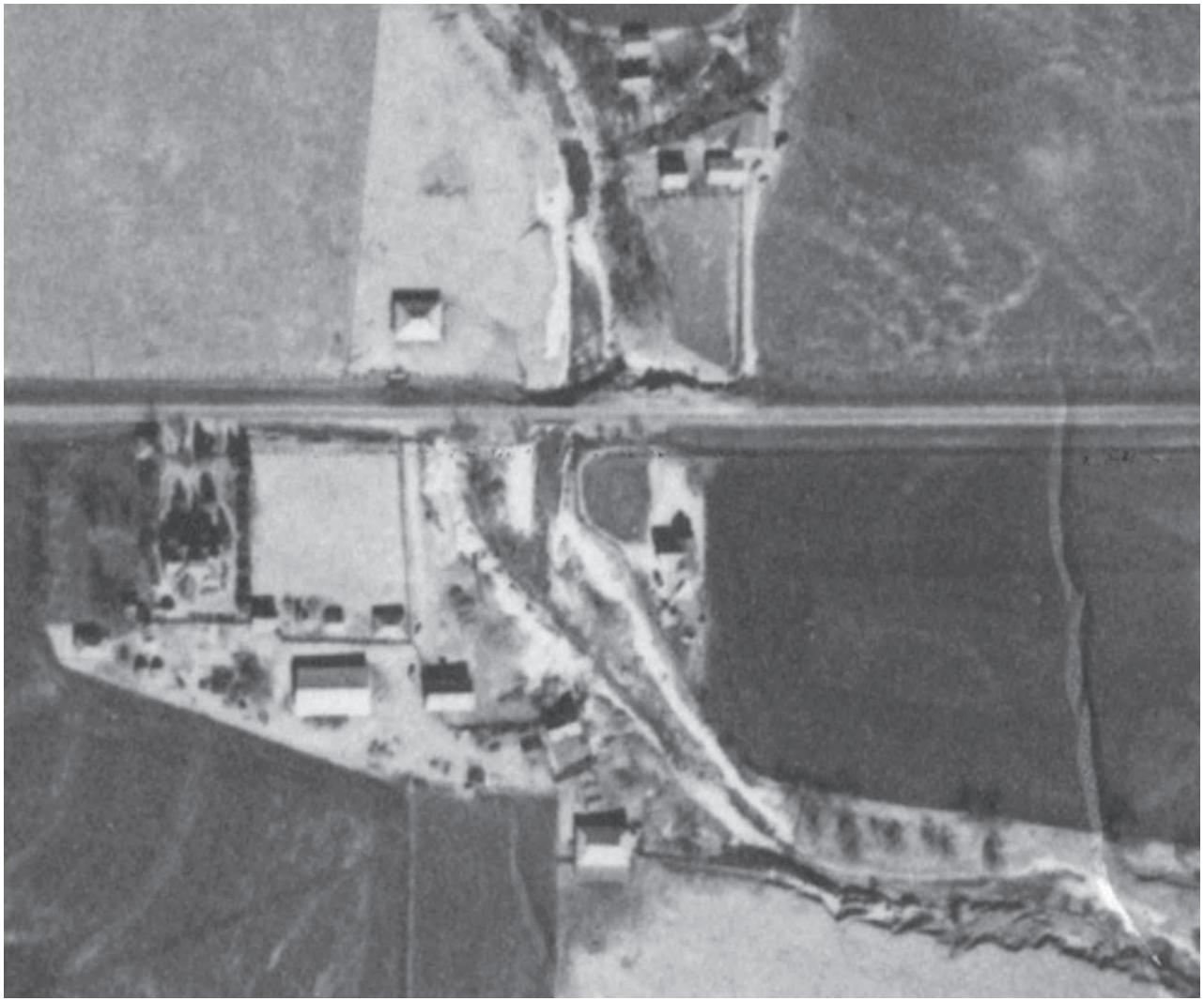
We recorded the various building names for each building from Master Plans and site plans dating back to the historic designation in 1978 through the 2012 Master Plan. While retaining the numbering system of the 2012 report, we have standardized the primary building names to relate to the period of the mid-1930's when Ammie Wilson returned to the farm and began breeding sheep.

We created a Composite Site Plan based on paper copies of all site plans available through the City archives and the HFM files. When overlaid, they did not match in terms of boundaries, buildings locations, or building names. The 2012 Plan included in their building list seven structures that were not in the chronological listing of the Docent Manual. The 2012 Plan text did not list additional outdoor trellises and other smaller scale service projects, but these were mapped on their site plans.[1] For the most part, we did not include these later non-historic service projects in our analyses or our site plans.

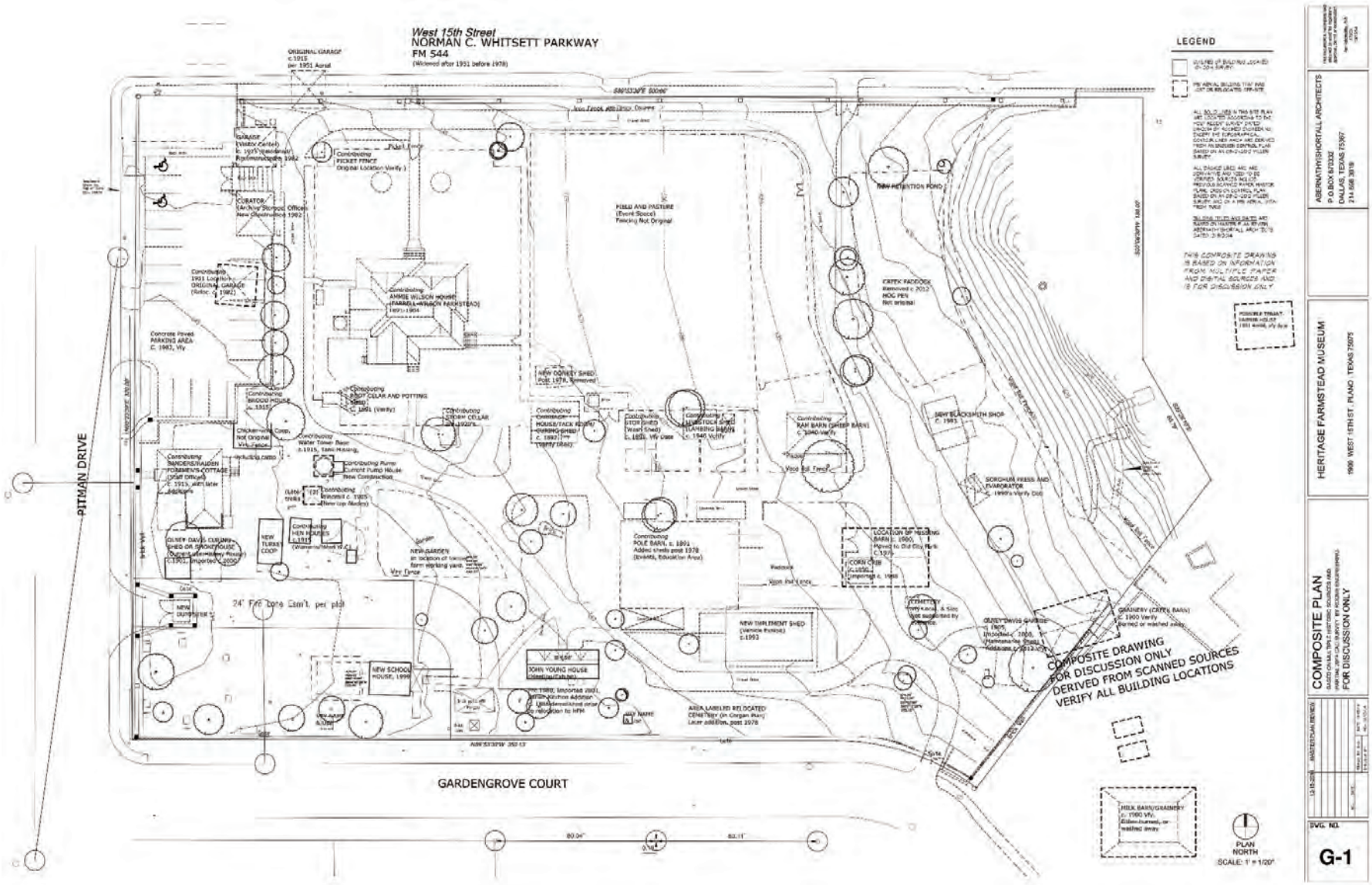
Subsequently, a new survey was undertaken by the firm Roome Land Surveying, which includes accurate boundaries, locations of major structures, and topographical contours. The following drawing locates buildings and contours based on the 2014 Roome Survey drawings for existing buildings, and the 1951 aerial for missing ones. Structures were listed with titles based on historic dates from 1891 through the 1940's with post -1940's titles in parentheses. The buildings were identified as contributing, missing, relocated from elsewhere, or new.

BUILDING INVENTORY

1 Heritage Farmstead Museum Master Plan. Quimby McCoy Preservation Architecture LLP, November 30, 2012, page 5.



1951 Aerial View, Source: TNRIS



2015 Composite Plan with Updated Building Titles and Dates

We reviewed needs assessments and recommendations for use of each building in publications dating from 1978 to 2012.

A new building condition assessment was not a part of the Vision Plan, but we did a visual assessment of each building, followed by a user survey. We recorded recommendations for further work to the structures and included suggestions for future use based on user requests and historic criteria. This compendium of information is in the Existing Building Description and Use Assessment, Section 4.2 of this report.

The raw data collected about building from user needs surveys, and the new information we discovered from photos, interviews and other background studies in 2014, is also recorded in one spreadsheet as an appendix to this report.

See Appendix 7. Space Allocation: Historical, Missing, Reconstructable, Later and New.

Existing Buildings Focus Areas

Structural Improvements Campaign 2014

In a 2014 campaign, a structural engineer was retained to investigate the foundations of several structures as noted below with some input from the historical consultant. This work has been partially completed. Parameters for the preservation or restoration of these structures were provided.

See Appendix 2. Structural Improvements Campaign, 2014

Young House



Young House at Original Site near Rowlett Creek

As historical consultant for the design of the Young House Addition, we prepared historic evidence of structure and use. Factoring in current and future needs, we reviewed the previous designs for this addition in 2000 and 2012, the latter having already received a certificate of approval from the City. In 2014 working with the director and staff, consensus led to the design of an addition that was an exterior reconstruction, with a restored kitchen. The intention on the interior was not to include a catering kitchen as submitted in 2012, but to restore the historic kitchen as accurately as possible, to be used as an interpretive kitchen. Only one of two restrooms was made ADA compliant, thereby maximizing interpretive space. The need for ADA compliant restrooms for the entire property needs to be re-assessed both short term and long term, and when this issue is resolved the Young House addition could be restored to the historic plan.

The interior of the Young House is not historically accurate, and the interior of the addition was not fully re-constructed due to budget constraints.

Additional explanations of the history, structure, detailing, design treatment philosophy, reconstruction and recommendations for future use of the Young House and its kitchen addition are attached to this report.

See Appendix 3 Existing Conditions: Young House

Windmill and Water Story

Research on the windmill and well near the house, the adjacent raised water tank, the rain-water collection system of the house, the stacked water tanks by the house, the house cistern/well, and general narrative about the use of water and water-systems on the farmstead is included in an appendix.

See Appendix 4: Existing Conditions: Windmill and Water Story

Hay Barn



1940's View of Water Tank (vent pipe of storm shelter in foreground)

At the encouragement of Dallas preservationists, W.H. Hunt gave this barn to Old City Park, now called Dallas Heritage Village, around 1975. The Plano Heritage Association had the lease on the buildings first for only 2.030 acres in 1975, and then for the 3.912 acres in 1977. The timing was unfortunate for saving this building in its original location. Excellent documentation of this barn exists in the form of current and historic photos and measured drawings of this extant building.

See Appendix 5. Hay Barn



Hay Barn on Ammie Wilson Farm prior to Removal c. 1975

2.2 EXISTING CONDITIONS: SITE ANALYSIS

A central goal of this Vision Plan process was the rethinking of the current site plan with its assemblage of structures from different periods and sites. The "Conceptual Zones" in the 2012 Plan assumed the set of existing buildings and uses that evolved over the last forty years post-designation. These additions to the site included parking and eleven added structures. While the 2012 Plan suggested several major site changes to restore the original farm character, they were not mandated for implementation.

The methodology we used was to revisit the original designation criteria for the site and review options to restore the site, in light of new evidence, as a cultural landscape, representative of the regional blackland prairie farm. Site restoration would resolve conflicts identified in the 2012 Plan and realize the full value of the important intact historic resources that remain on the site.

HISTORIC SITE EXPERIENCE

Below is a detail of the 1951 aerial photo, showing the relationship of the current site to pastures and fields north and south, and sharecroppers or tenant farmers dwellings to the east and northeast. Neither Pittman Drive nor Gardengrove Court existed — even as pathways.

The entrance to the farmstead was from the main road to the north of the house (FM 544) that connected the property to the town of Plano to the east, and Old Preston Road to the west. The house itself was visible for miles as were the proud windmills and water tanks. And, views from within the property were unbounded scenes of the prairie on three sides and the shaded creek to the east.

The land gently sloped to the creek, with the house and the windmill on the highest part, capturing breezes, and the sheep and cattle closer to the watershed. Plowed furrows of row crops were terraced along topographical contours. The experience of being on the site was integrally linked to topography, the presence of water, and weather.

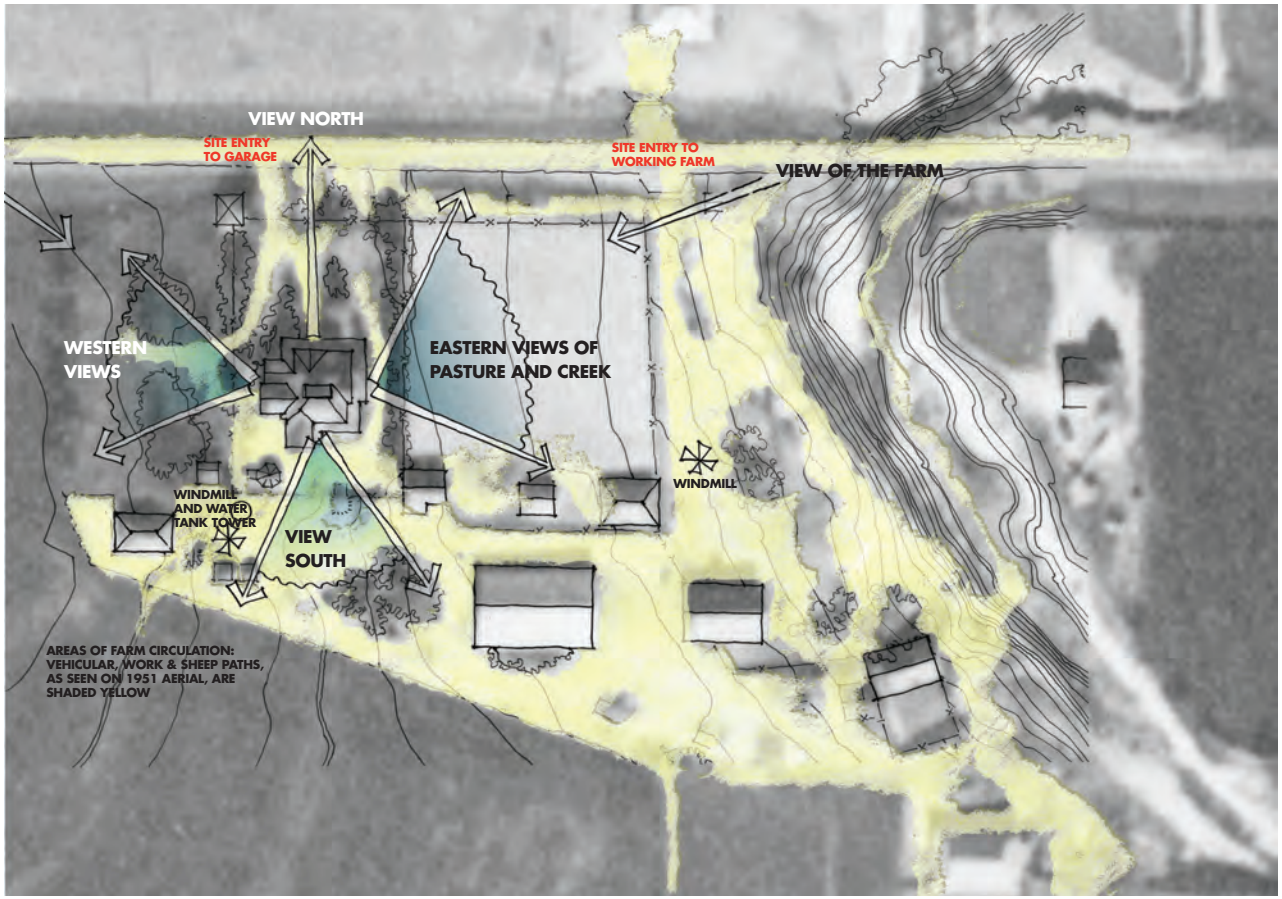
A garage was built close to the road for the house, presumably after the auto was introduced, but all other vehicles accessed the farm from the middle farm gate. Within that farm zone, pathways, work areas, and areas worn down by livestock and sheep are shown, shaded in yellow. They were gravel or simply packed earth where vegetation was worn away. (Perhaps the gravel was supplied by one of Hunter Farrell's gravel pit businesses in the DFW area.[1]) The farm machinery created working yards whose shape reflected the use patterns of tractors and wagons.

The creek connected the farm to acreage north and south of the road. Pittman Creek, the reliable source of shade and cool water, was one of the most important factors in the location of the farm and should be emphasized as a landscape feature.

Missing barns that are seen in the working farm zone can be seen on this aerial view and are described in the 1980 HSR by Bill Raiden:

> *"Northeast of the road which bisected the Farrell property was a grainery that was built in the early 1900's…the interior was divided into four rooms with bins where oats, corn and wheat were stored. Feed racks, located on the south wall, were for the twenty to twenty-five heads of registered cattle that were kept in the north pasture...Another grainery was located southeast of the present property on Pittman Creek. It was built c. 1895…In the late 1950's, however, the creek did wash away this grainery along with another barn that was also built in c. 1895. Milk cows had been kept in this barn, and a well was located in front of it...Up the creek, east of the existing pole barn, later used as a machine shed, was another barn, also built c. 1895. This barn was moved to Dallas' Old City Park in the 1970's…" (1980 HSR, p 18-19).*

1 Kidd, Hillary and Bell, Jessica, Never a Good Girl. Heritage Farmstead Museum, Donning Press, Virginia, 2013. p. 18.



Experiential Site Diagram, over 1951 Aerial

The HFM Board resolved in 2000 that all structures relocated to this site from other properties were to be considered non-permanent. Nevertheless, the property continued to accumulate more structures. The additions belie its early simplicity; the Farmstead was an exemplary turn of the century Texas farm with functional structures as necessary for self-sufficient use only.

ZONE DESCRIPTIONS

1. Attributes of the Perimeter and Paths Zone

The farm road was an open two-lane country road bounded by simple fences — wire on poles, wood rails or split rail. Speeds of vehicles allowed an easy turn into driveways. The home, visible from a great distance, welcomed the visitor with a gracious entry. Traffic along the road was minimal as Plano's population during the 1930's and 1940's was less than 2,000.

Current brick walls prevent views into the farmstead, and they also prevent views out of it, altering the sense of vista so emblematic of the early prairie farm. These walls and modern hedge type plantings reinforce an arbitrary orthogonal boundary that never existed.

The garage was right next to the road but was moved pre-1973 when the road, now West 15th Street, was widened. There appear to be other sheds, gates, tanks or accessory buildings north of the house and along the road to the east.

Vegetation was related to use and topography, windbreaks to the northwest and southwest, shade trees to the south, row crops along contour lines, grazing pastures on the flat land, indigenous plants, and tree cover along creek banks.

2. Attributes of the Farm House Zone

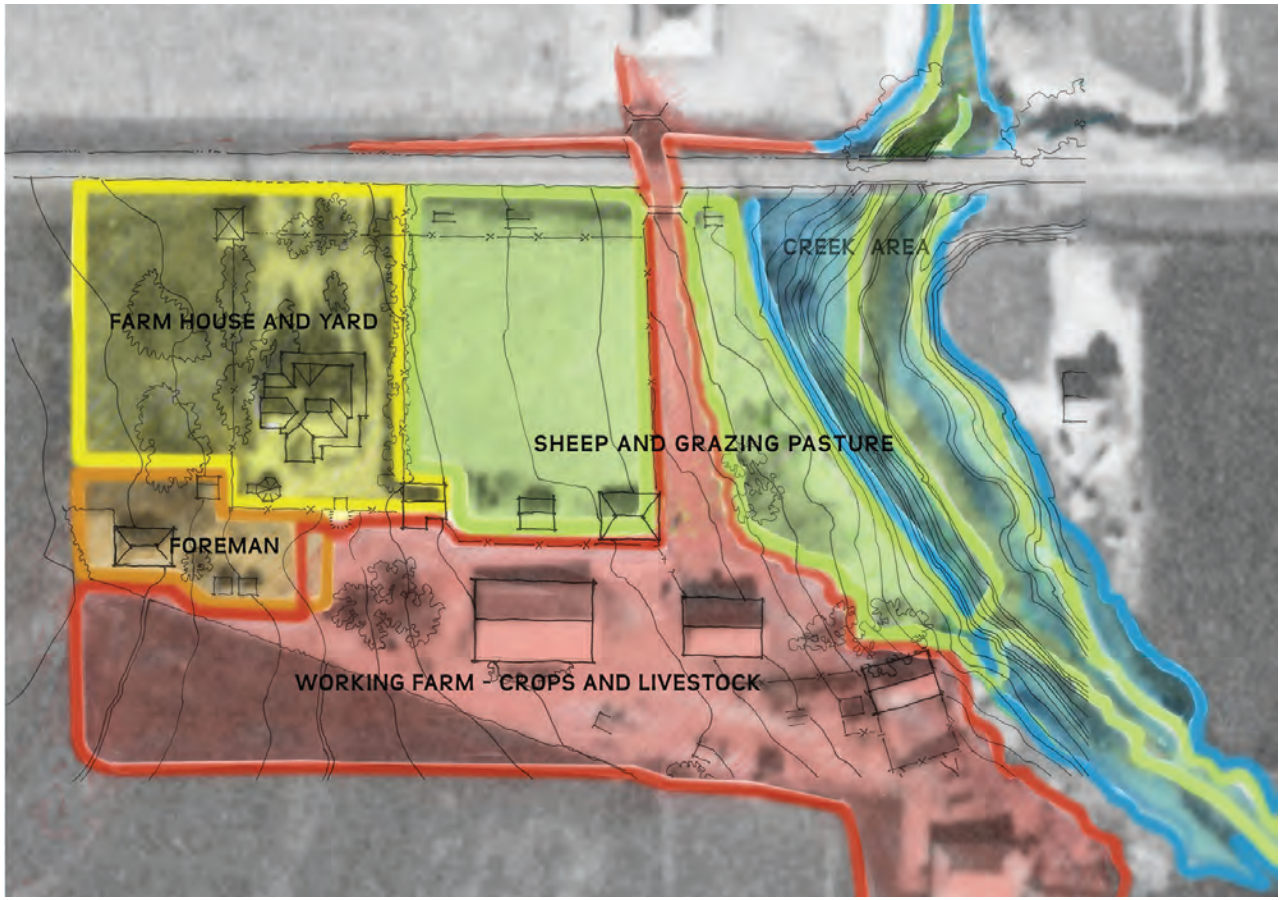
Expansive views from all porches to the fields and pastures, as far as the eye could see, were an important part of the farm home experience.



View from the House, Looking Southeast, c. 1980

The front, back and side yards had distinct character based on use and climate direction. To the east the partially fenced yard had long views across the terraced pasture toward the verdant backdrop of the creek.

The Ammie Wilson House front gate and main entrance faced north to the main road. It is assumed the garage was built after an auto was acquired, and it also faced the farm road, unlike the older Carriage House that would have faced the barns. The north yard was the main entry for visitors as well as occupants, after the advent of the car. The rather formal yard had a picket fence and had tall, but not overgrown, shade trees.



Historic Site Use Zones (patterns of use, 1951 aerial photo)

To the west we see on the aerial photo that there was an unfenced area of wind-break and shade trees, thence a view to open fields. The west yard close to the house included a kitchen garden and utility areas, and access to the poultry houses.

The story of the water on the site is one that relates to all site areas. Water was collected from the upper and lower roofs, collected into tanks, or cisterns, filtered and used for drinking, washing and irrigation, and fire protection. Conservation and collection of water near the house was essential. There were at least three known wells on the property either near the house or barns, and at least two cisterns. The water was gravity fed, or pumped by windmills and later, after c. 1933 by motorized pumps. Indoor plumbing for the occupants came in the first house alterations c. 1900-1905. Within the fenced part of the west yard were stacked rainwater collection tanks on the pole structure next to the back porch. (See photo below.) A pipe in the direction of the house, from the large raised water tank, can be seen on the historic photos.

The south-facing back yard within the picket-fenced area included the storm cellar, potting shed and root cellar, and later curing shed. On the south porch was a well/ cistern fed by roof gutters that provided filtered water to the home. These rear yards, in contrast to the front yards, were functional exterior domestic working yards.

3. Attributes of the Foreman's Cottage Zone

The west side of the current site was not the direction of entry to the property historically, when the foreman's cottage was accessed exclusively by a gravel road from the east side.

The 1951 aerial confirms locations of poultry houses and other accessory buildings in this area. There appears to have been a wire fence on poles around this section of the farm working yard, separate from the picket fence circling the house. The Brood House was not within either fence, hence more related to the Foreman's Cottage. Hens roamed freely from the hen houses into the area of the main water tank and windmill.

The central windmill supplying water to the homes and the large raised water tank were just east of the Foreman's cottage. Historic photos of the Sanders family indicate that the pump house that exists today was not original and would not have co-existed with the original water tank and tower. These photos shows what appears to be a motorized pump in the background which would have been possible in the mid-1930's according to Ron Siebler, windmill consultant.

4. Attributes of the Working Farm and Crop Zone

The centerpiece of this zone was the Pole Barn, used for a variety of farm related uses including grist mill and tool areas inside, as well as livestock and farm machinery uses. There were no additions associated with the Pole Barn, and it stood alone as an early all-purpose high capacity multi-use barn. No houses, schools or other appurtenances intruded on the working space around the Pole Barn. An open working yard supporting a variety of farm activities surrounded the Pole Barn.



Ammie Sanders c 1938, Double rain-water collection tanks in background



Juanita Sanders c 1938, Main water tank, windmill in the background; East windmill in the distance

There were four additional barns associated with the working farm:[2]

1. Barn relocated to Dallas Heritage Village
2. Creek Barn, either destroyed by fires or washed away
3. Barn furthest southeast, either destroyed by fire or washed away
4. Grainery north of the road (Note, in this locale "grainery" is used rather than granary.)

The lands at the periphery of the farm yard in all direction were farm and ranch lands. The crops in this area were planted along the contours of a swale leading to the creek. Part of this undulating line exists on the south side of the current site and therefore could be recreated.

To the north, across the road, the 1951 aerial shows a large barn in the location that is now a strip shopping center, described by Bill Raiden in the 1980 HSR as a grainery that was built in the early 1900's. It was "…divided into four rooms with bins where oats, corn, and wheat were stored. Feed racks, located on the south wall were for the twenty to twenty-five heads of registered cattle that were kept in the north pasture."[3] A third windmill was near the grainery.

The Young House and Addition, added in the working farm zone in 2000, came from a farm near Rowlett Creek where they faced west rather than north. In the current location at HFM the Young House and Addition intrude on the space that was part of the working farm and crop zone.

5. Sheep Pasture and Paddock

The 1951 aerial and Texas Tech photos confirm the current locations of the sheep barns, fenced paddocks, and fenced pastures to the north of the barns. The sheep, as seen in photos from the 1940's, could cross to the north side of the road along the creek and range back and forth along the creek banks.

2 Both the 1951 aerial and the Texas Tech photos the barns and numerous smaller sheds and outbuildings.
3 1980 HSR, p.17



Sheep Grazing North of the FM 544. c. 1940. Texas Tech Archive, Southwest Collection.

6. Attributes of the Creek Zone

The paths to the creek that were made by the sheep cannot be seen in the aerial precisely, but the bank looks as though it was kept clear and trimmed by the sheep, with much less vegetation than now.

The photo above has two of the four missing barns in the background. The closer one was described by Bill Raiden as a grainery[4] with a shed roof added on the north side. The barn was raised up on the downhill side, but eventually washed away, he noted. In this photo it appears that this structure was raised, had a north-facing porch, but had a chimney rather than a ventilating cupola, and the sheep grazed nearby. Other photos show them near the two sheds seen in these photos.

The barn further south, also near the creek, was described by Bill Raiden as an old milk barn c. 1895, with a well. We found no other documents that could confirm these statements.

Near the creek to the north, as seen in a photo of the Juanita Sanders in the 1920's, and also noted by Raiden in an interview, there was a second windmill, which may have had a stock tank, in the area of the sheep paddocks. According to Raiden, it was "along the creek", but presumably set high enough up on the slope up to capture the wind.

Below this windmill, toward the creek, was old cistern that still exists in the location described by Bill Raiden, and others, as a shallow well by the creek. The cistern should be maintained. More research is needed to ascertain its purpose, connections, and current condition.

4 1980 HSR, p.17



Sheep Grazing Below the Creek Barn c. 1940. Texas Tech Archive, Southwest Collection.

SITE EXPERIENCE: ORIGINAL VS. CURRENT

The 1951 aerial view of the farm shown above, contrasts starkly with the current satellite view shown below from 2014. Even as late as 1951, the Farrell-Wilson Farmstead, was solitary in a vast farm landscape, commanding views in all directions, as were its neighboring farms. An elegant and highly crafted Victorian home, the Ammie Wilson house faced the road proudly, visible in all directions to the passerby. Its sophistication was undergirded by a highly functioning farm and ranch enterprise, connected to the country by road and then rail. It was a pristine example of the Texas farm — up to date, self-sufficient, and in command of its section of land.

Now surrounded by a cacophony of uses, the site is circumscribed by walls, fences, surface parking, and roads. This visual clutter competes with the farm view. The retail strip directly opposite the pasture is antithetic to the farm aesthetic.

The six-lane road brings a high volume of people past the site and there is a potential for visual connection, but the high speed of the traffic and various added obstructions preclude a sustained or clear view into the site.

The juxtaposition of the historic and current conditions of the sheep grazing shows a sobering contrast.

Currently, overgrown added plantings obscure the view of the house and signs from east and west. Traffic noise is not dissipated by the vegetation. From the west, the added parking lot, a brick wall, relocated garage, and a new garage (a duplicate copy of the old one) obscure views of the house and change the sequence of entry to an off-axis tunnel-like approach. As the 2012 Plan pointed out the new perimeter brick walls and dumpster location also prevent view of foreman's cottage and the farm field beyond. In total these create a lack of awareness of the Public Park and historic property within the walls.

The Vision Plan seeks to protect and enhance the historic farm that is being preserved and interpreted, blur the edges to the current contradictory context beyond its boundaries, and mitigate three decades of additional interventions that lie within its walls.



1951 Aerial View, Source: TNRIS.



2014 Site Satellite View, Source: Google Maps



Current View North



c.1945 Sheep Grazing North Along Pittman Creek below. Texas Tech, Southwest Collection.

