

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**July 5, 2006**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning &amp; Zoning Commission may convene into Executive Session pursuant to Section 55.071 of the Texas Government Code to consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes - June 19, 2006, Pre-Meeting &amp; Meeting; June 21, 2006 Work Session</p> <p>4 <b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><b><u>CONSENT AGENDA</u></b></p> <p>5a <b>Preliminary Site Plan:</b> Coit Road Medical Office Addition, Block 1, Lot 1 - A medical office building on one lot on 1.4± acres located on the west side of Coit Road, 800± feet south of 15th Street. Zoned Retail. Neighborhood #55. <b>Applicant: LBL Partners</b></p> <p>5b <b>Final Plat:</b> Legacy Central Theater Addition, Block A, Lot 3R - Auto leasing and renting on one lot on 1.7± acres located at the southwest corner of Chase Oaks Boulevard and U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #13. <b>Applicant: David Capps Family, L.P.</b></p>	

5c BT	<p><b>Preliminary Plat:</b> Fellowship Bible Church-North Addition, Block A, Lot 1 - A church campus development on one lot on 27.7± acres located at the northeast corner of Chase Oaks Boulevard and Legacy Drive. Zoned Planned Development-277-Retail/General Office. Neighborhood #13. <b>Applicant: Fellowship Bible Church-North</b></p>
5d CDD	<p><b>Preliminary Plat:</b> The Shops at Legacy Town Center (North), Block C, Lots 4 &amp; 5 - An office building and parking garage on two lots on 3.9± acres located at the northeast corner of Dallas North Tollway and Legacy Circle. Zoned Planned Development-65-Central Business-1. Neighborhood #8. <b>Applicant: The Karahan Companies</b></p>
5e BT	<p><b>Revised Conveyance Plat:</b> Legacy Central Theater Addition, Block A, Lots 3R, 5, 6, &amp; 7 - Four conveyance lots on 8.4± acres located at the southwest corner of Chase Oaks Boulevard and U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #13. <b>Applicant: David Capps Family, L.P.</b></p>
5f BT	<p><b>Preliminary Plat:</b> Preston Hedgcoxe Addition, Block C, Lot 2 - General and medical offices on one lot on 2.7± acres located on the east side of San Jacinto Place, 310± feet south of Hedgcoxe Road. Zoned General Office. Neighborhood #9. <b>Applicant: Scherer Investments, Inc.</b></p>
5g EH	<p><b>Preliminary Site Plan:</b> Legacy Central Theater Addition, Block A, Lot 8 - A general office building on one lot on 1.8± acres located on the south side of Chase Oaks Boulevard, 810± feet west of U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #13. <b>Applicant: American Realty Trust</b></p>
5h EH	<p><b>Conveyance Plat:</b> Network Associates, Block A, Lot 2 - One conveyance lot on 5.4± acres located on the south side of Headquarters Drive, 1,000± feet west of Preston Road. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: EDS Information Services</b></p>
5i EH	<p><b>Concept Plan:</b> Network Associates, Block A, Lot 2 - A parking lot on one lot on 5.4± acres located on the south side of Headquarters Drive, 1,000± feet west of Preston Road. Zoned Commercial Employment. Neighborhood #8. <b>Applicant: EDS Information Services</b></p>
5j CDD	<p><b>Concept Plan:</b> Windhaven Park, Block 1, Lots 1 &amp; 2 - A shopping center on one lot and a bank and general office building on one lot on 11.1± acres located at the northwest corner of Dallas North Tollway and Windhaven Parkway. Zoned Regional Commercial. Neighborhood #26. <b>Applicant: Tollway Windhaven II, LTD.</b></p>

<p><b>5k CDD</b></p>	<p><b>Revised Conveyance Plat:</b> Windhaven Park, Block 1, Lots 1 &amp; 2 - Two conveyance lots on 11.1± acres located at the northwest corner of Dallas North Tollway and Windhaven Parkway. Zoned Regional Commercial. Neighborhood #26. <b>Applicant: Tollway Windhaven II, LTD.</b></p>
<p><b><u>END OF CONSENT AGENDA</u></b></p>	
<p><b><u>PUBLIC HEARINGS</u></b></p>	
<p><b>6 BT</b></p>	<p><b>Public Hearing:</b> Zoning Case 2006-11 - A request to rezone 28.5± acres located at the northwest corner of Marsh Lane and Plano Parkway <b>from</b> Planned Development-256-General Office <b>to</b> General Office. Zoned Planned Development-256-General Office. <b>Applicant: City of Plano</b></p>
<p><b>7 BT</b></p>	<p><b>Public Hearing:</b> Zoning Case 2006-12 - A request to rezone 14.4± acres located at the northwest corner of Midway Road and Parker Road <b>from</b> Planned Development-250-Retail <b>to</b> Retail. Zoned Planned Development-250-Retail. <b>Applicant: City of Plano</b></p>
<p><b>8 EH</b></p>	<p><b>Public Hearing:</b> Zoning Case 2006-13 - A request to rezone 10.7± acres located at the northeast corner of Marsh Lane and Plano Parkway <b>from</b> Planned Development-257-Retail <b>to</b> Retail. Zoned Planned Development-257-Retail. Neighborhood #39. <b>Applicant: City of Plano</b></p>
<p><b>9 EH</b></p>	<p><b>Public Hearing:</b> Zoning Case 2006-14 - A request to rezone 44.2± acres located at the southwest corner of Marsh Lane and Plano Parkway <b>from</b> Planned Development-258-Light Commercial <b>to</b> Light Commercial. Zoned Planned Development-258-Light Commercial. Neighborhood #39. <b>Applicant: City of Plano</b></p>
<p><b>10 EH</b></p>	<p><b>Public Hearing - Replat:</b> R. C. Clark Addition, Phase Two, Block A, Lot 1R - A public school recreational facility on one lot on 64.6± acres located on the south side of Seabrook Drive at Stadium Drive. Zoned Planned Development-329-Community Center. Neighborhood #21. <b>Applicant: Plano I.S.D.</b></p>
<p><b>11 EH</b></p>	<p><b>Public Hearing - Replat:</b> EDS Plano Command Center, Block R, Lots 2R &amp; 3 - Two agricultural lots on 12.3± acres located on the east side of Windcrest Drive, 800± feet north of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: EDS Information Services, LLC</b></p>

<p>12 BT</p>	<p><b>Public Hearing - Preliminary Replat &amp; Revised Site Plan:</b> Grainger Addition, Block 1, Lot 1R - A warehouse/distribution center on one lot on 2.5± acres located on the north side of Plano Parkway, 415± feet east of Jupiter Road. Zoned Light Industrial-1. Neighborhood #68. <b>Applicant: W.W. Grainger, Inc.</b></p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>	
<p>13 CDD</p>	<p><b>Request to Call a Public Hearing:</b> Consideration of Automobile Leasing and Renting Use - Request to call a public hearing to consider the definition of automobile leasing and renting, the zoning districts in which automobile leasing and renting should be allowed, and how the use should be allowed. <b>Applicant: Quine &amp; Associates, Inc.</b></p>
<p>14 CDD</p>	<p><b>Request to Call a Public Hearing:</b> Correction of an Error Regarding Helistop Use in the Central Business-1 and Commercial Employment Zoning Districts - Request to call a public hearing to correct an error regarding helistop use within the Central Business-1 and Commercial Employment zoning districts. <b>Applicant: City of Plano</b></p>
<p><b>ACCESSIBILITY STATEMENT</b></p>	
<p>Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.</p>	

**CITY OF PLANO  
PLANNING & ZONING COMMISSION  
PUBLIC HEARING PROCEDURES**

**The Planning & Zoning Commission welcomes your thoughts and comments on these agenda items. The commission does ask, however, that if you wish to speak on an item you:**

1. **Fill out a speaker card.** This helps the commission know how many people wish to speak for or against an item, and helps in recording the minutes of the meeting. **However, even if you do not fill out a card, you may still speak.** Please give the card to the secretary at the right-hand side of the podium before the meeting begins.
2. **Limit your comments to new issues dealing directly with the case or item.** Please try not to repeat the comments of other speakers.
3. **Limit your speaking time so that others may also have a turn.** If you are part of a group or homeowners association, it is best to choose one representative to present the views of your group. The commission's adopted rules on speaker times are as follows:
  - 15 minutes for the applicant - After the public hearing is opened, the Chair of the Planning & Zoning Commission will ask the applicant to speak first.
  - 3 minutes each for all other speakers, up to a maximum of 45 minutes. Individual speakers may yield their time to a homeowner association or other group representative, up to a maximum of 15 minutes of speaking time.

If you are a group representative and other speakers have yielded their 3 minutes to you, please present their speaker cards along with yours to the secretary.

- 5 minutes for applicant rebuttal.
- Other time limits may be set by the Chairman.

**The commission values your testimony and appreciates your compliance with these guidelines.**

For more information on the items on this agenda, or any other planning, zoning, or transportation issue, please contact the Planning Department at (972) 941-7151.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

CONSENT AGENDA ITEMS

July 5, 2006

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**Agenda Item No. 5a**

**Preliminary Site Plan:** Coit Road Medical Office Addition, Block 1, Lot 1  
**Applicant:** LBL Partners

A medical office building on one lot on 1.4± acres located on the west side of Coit Road, 800± feet south of 15th Street. Zoned Retail. Neighborhood #55.

Recommended for approval as submitted.

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**Agenda Item No. 5b**

**Final Plat:** Legacy Central Theater Addition, Block A, Lot 3R  
**Applicant:** David Capps Family, L.P.

Auto leasing and renting on one lot on 1.7± acres located at the southwest corner of Chase Oaks Boulevard and U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #13.

Recommended for approval as submitted.

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**Agenda Item No. 5c**

**Preliminary Plat:** Fellowship Bible Church-North Addition, Block A, Lot 1  
**Applicant:** Fellowship Bible Church-North

A church campus development on one lot on 27.7± acres located at the northeast corner of Chase Oaks Boulevard and Legacy Drive. Zoned Planned Development-277-Retail/General Office. Neighborhood #13.

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
  2. Written letter from TXU Delivery (TP&L) authorizing parking spaces, fire lane, access and utility easements, and other improvements within the TP&L easement.
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**Agenda Item No. 5d**

**Preliminary Plat:** The Shops at Legacy Town Center (North), Block C, Lots 4 & 5  
**Applicant:** The Karahan Companies

An office building and parking garage on two lots on 3.9± acres located at the northeast corner of Dallas North Tollway and Legacy Circle. Zoned Planned Development-65-Central Business-1. Neighborhood #8.

Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

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**Agenda Item No. 5e**

**Revised Conveyance Plat:** Legacy Central Theater Addition, Block A, Lots 3R, 5, 6, & 7  
**Applicant:** David Capps Family, L.P.

Four conveyance lots on 8.4± acres located at the southwest corner of Chase Oaks Boulevard and U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #13.

Recommended for approval as submitted.

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**Agenda Item No. 5f**

**Preliminary Plat:** Preston Hedgcoxe Addition, Block C, Lot 2  
**Applicant:** Scherer Investments, Inc.

General and medical offices on one lot on 2.7± acres located on the east side of San Jacinto Place, 310± feet south of Hedgcoxe Road. Zoned General Office. Neighborhood #9.

Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

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**Agenda Item No. 5g**

**Preliminary Site Plan:** Legacy Central Theater Addition, Block A, Lot 8  
**Applicant:** American Realty Trust

A general office building on one lot on 1.8± acres located on the south side of Chase Oaks Boulevard, 810± feet west of U.S. Highway 75. Zoned Corridor Commercial. Neighborhood #13.

Recommended for approval as submitted.

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**Agenda Item No. 5h**  
**Conveyance Plat:** Network Associates, Block A, Lot 2  
**Applicant:** EDS Information Services

One conveyance lot on 5.4± acres located on the south side of Headquarters Drive, 1,000± feet west of Preston Road. Zoned Commercial Employment. Neighborhood #8.

Recommended for approval as submitted.

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**Agenda Item No. 5i**  
**Concept Plan:** Network Associates, Block A, Lot 2  
**Applicant:** EDS Information Services

A parking lot on one lot on 5.4± acres located on the south side of Headquarters Drive, 1,000± feet west of Preston Road. Zoned Commercial Employment. Neighborhood #8.

Recommended for approval as submitted.

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**Agenda Item No. 5j**  
**Concept Plan:** Windhaven Park, Block 1, Lots 1 & 2  
**Applicant:** Tollway Windhaven II, LTD.

A shopping center on one lot and a bank and general office building on one lot on 11.1± acres located at the northwest corner of Dallas North Tollway and Windhaven Parkway. Zoned Regional Commercial. Neighborhood #26.

Recommended for approval as submitted.

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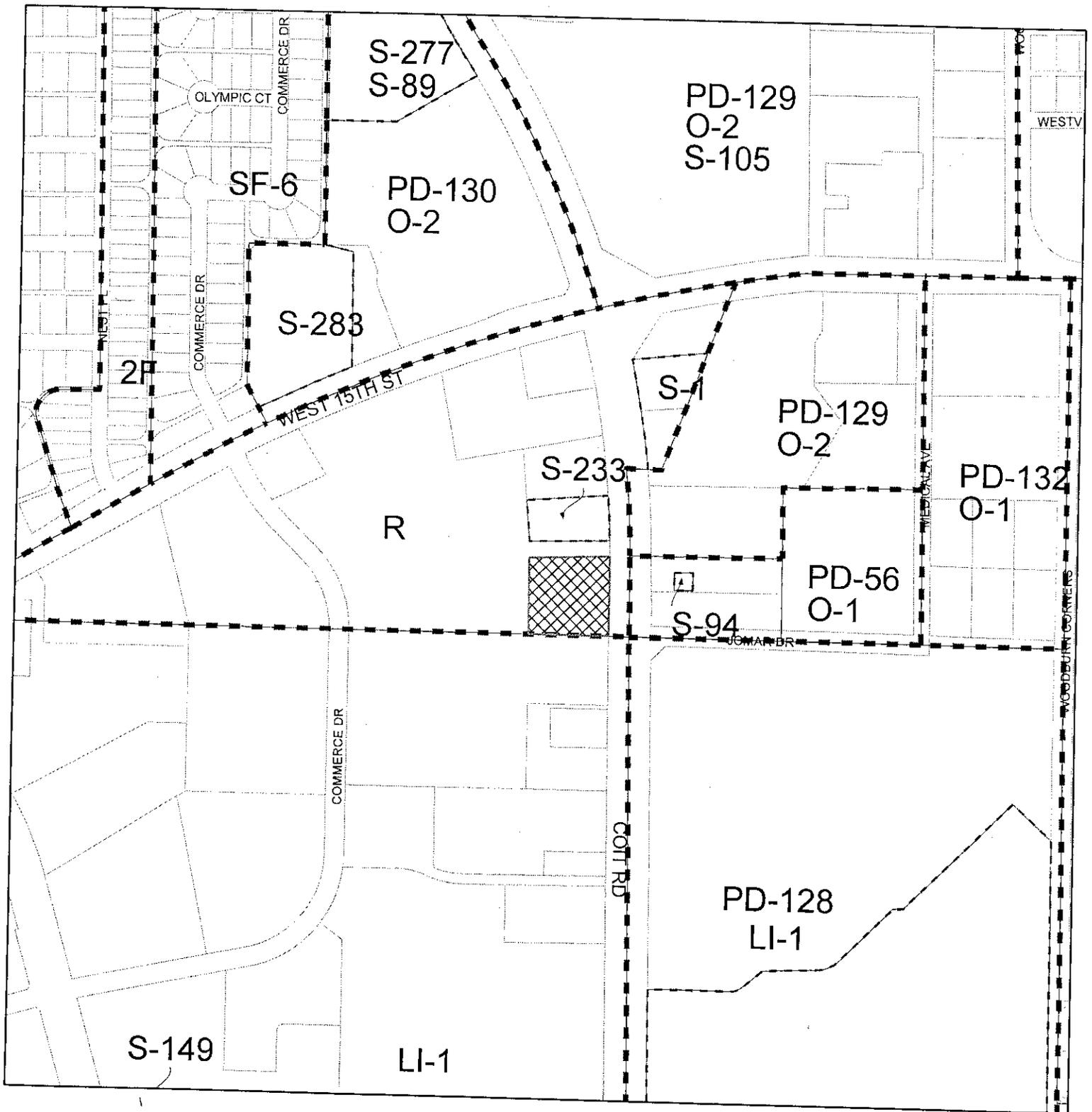
**Agenda Item No. 5k**  
**Revised Conveyance Plat:** Windhaven Park, Block 1, Lots 1 & 2  
**Applicant:** Tollway Windhaven II, LTD.

Two conveyance lots on 11.1± acres located at the northwest corner of Dallas North Tollway and Windhaven Parkway. Zoned Regional Commercial. Neighborhood #26.

The purpose of the revised conveyance plat is to subdivide one lot into two lots.

Recommended for approval as submitted.

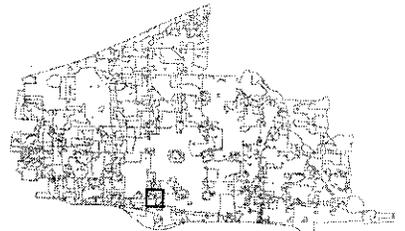
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Item Submitted: PRELIMINARY SITE PLAN

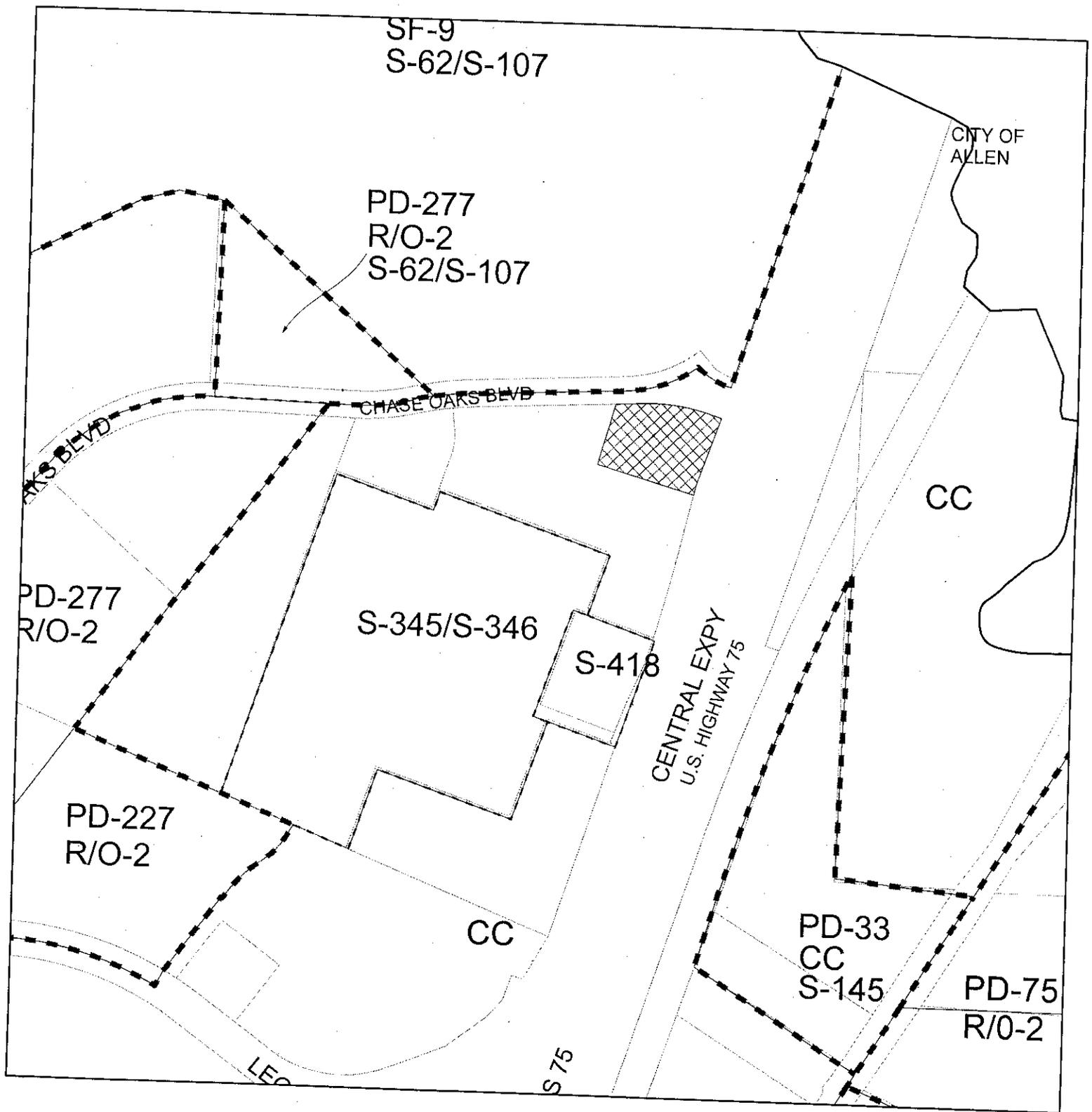
Title: COIT ROAD MEDICAL OFFICE ADDITION  
BLOCK 1, LOT 1

Zoning: RETAIL



○ 200' Notification Buffer

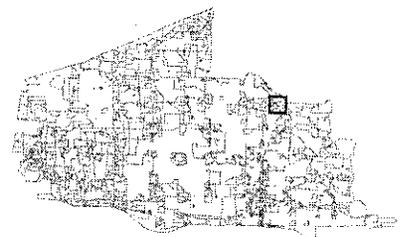




Item Submitted: FINAL PLAT

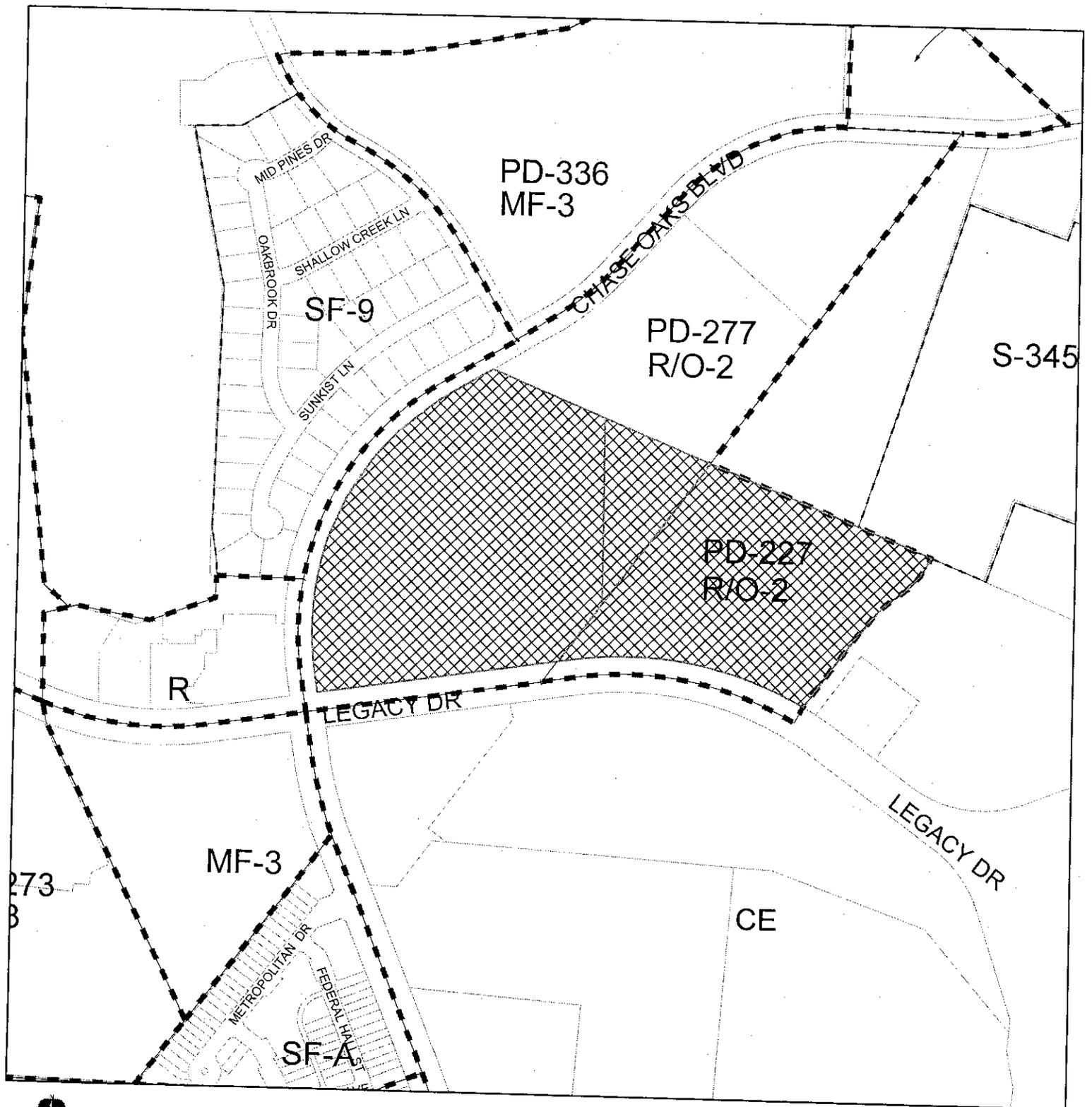
Title: LEGACY CENTRAL THEATER ADDITION  
BLOCK A, LOT 3R

Zoning: CORRIDOR COMMERCIAL



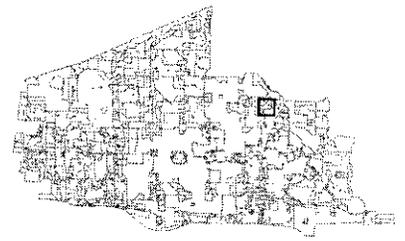
○ 200' Notification Buffer





Item Submitted: PRELIMINARY PLAT

Title: FELLOWSHIP BIBLE CHURCH-  
NORTH ADDITION  
BLOCK A, LOT 1



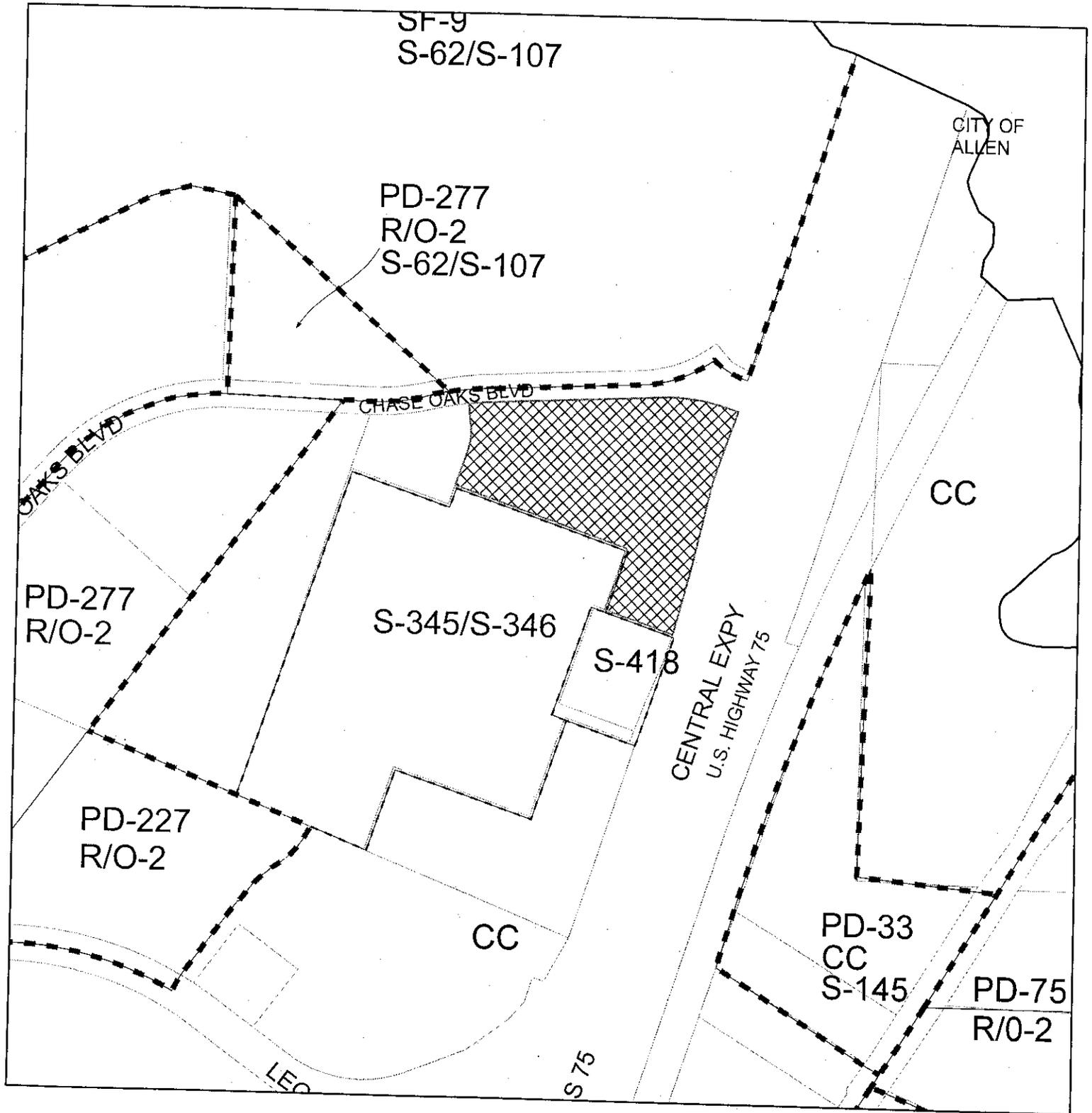
Zoning: PLANNED DEVELOPMENT-277-  
RETAIL/GENERAL OFFICE

○ 200' Notification Buffer





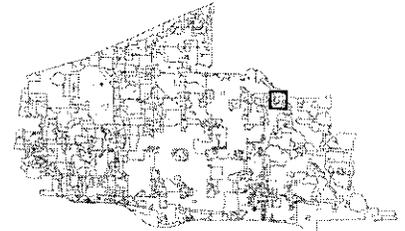




Item Submitted: REVISED CONVEYANCE PLAT

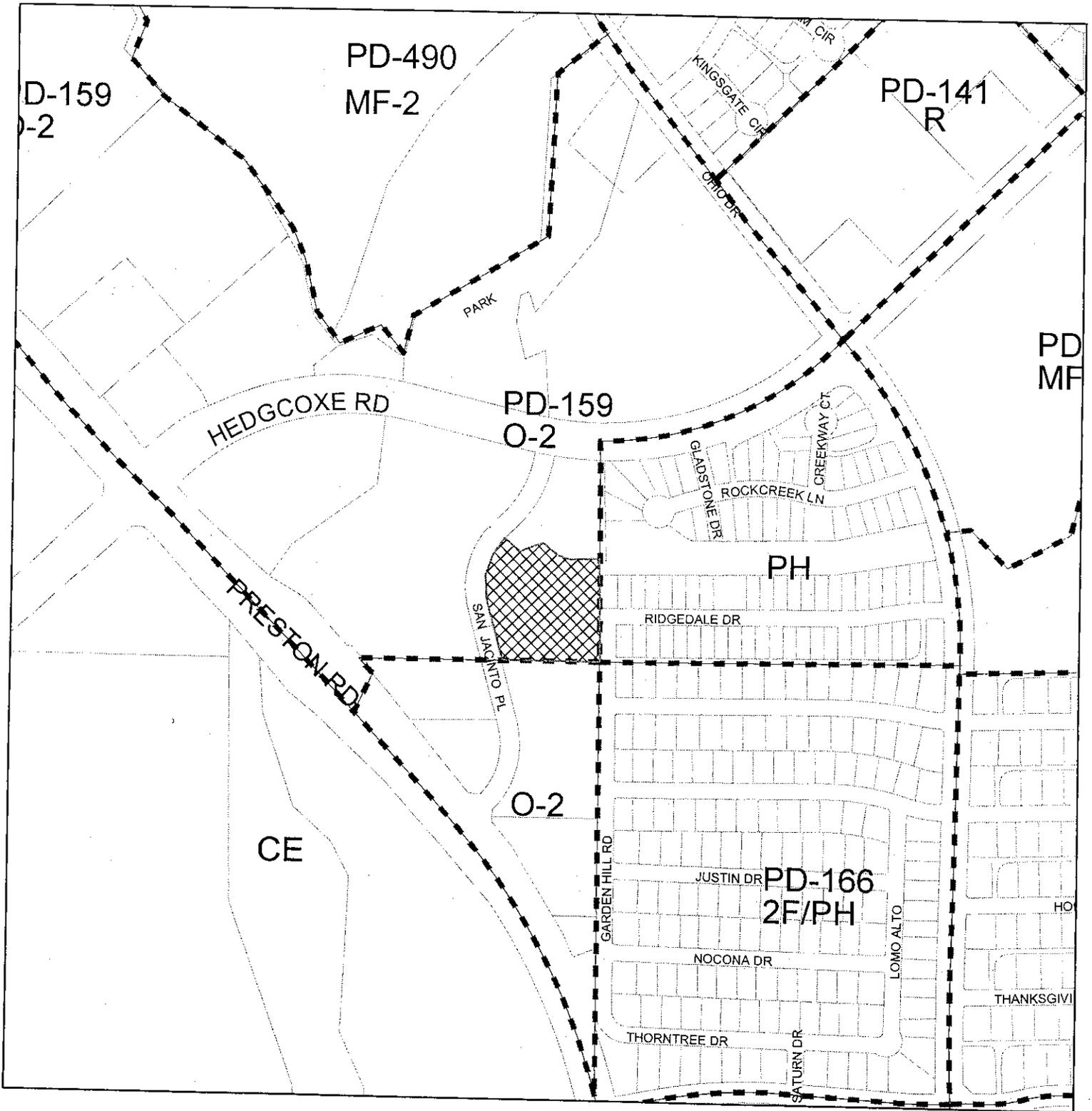
Title: LEGACY CENTRAL THEATER ADDITION  
BLOCK A, LOT 3R, 5, 6, & 7

Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer

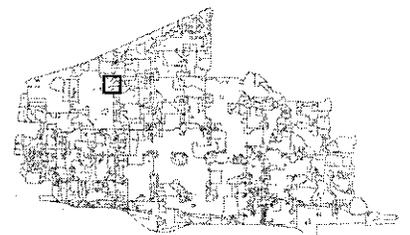




Item Submitted: PRELIMINARY PLAT

Title: PRESTON HEDGCOXE ADDITION  
BLOCK C, LOT 2

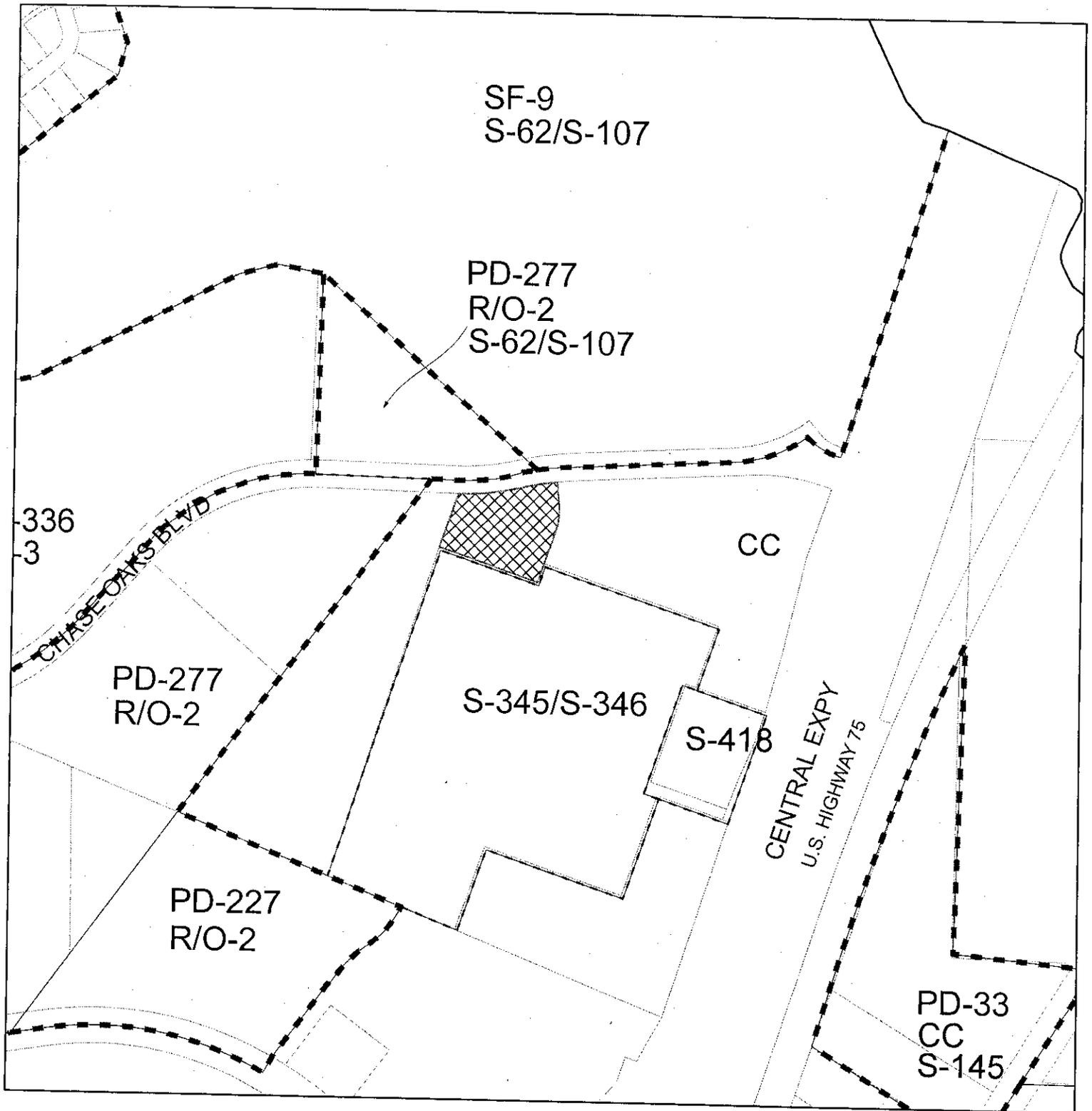
Zoning: PLANNED DEVELOPMENT-159-  
GENERAL OFFICE



○ 200' Notification Buffer

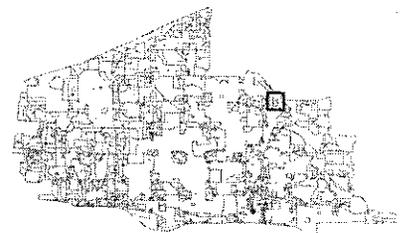






Item Submitted: PRELIMINARY SITE PLAN

Title: LEGACY CENTRAL THEATER ADDITION  
BLOCK A, LOT 8



Zoning: CORRIDOR COMMERCIAL

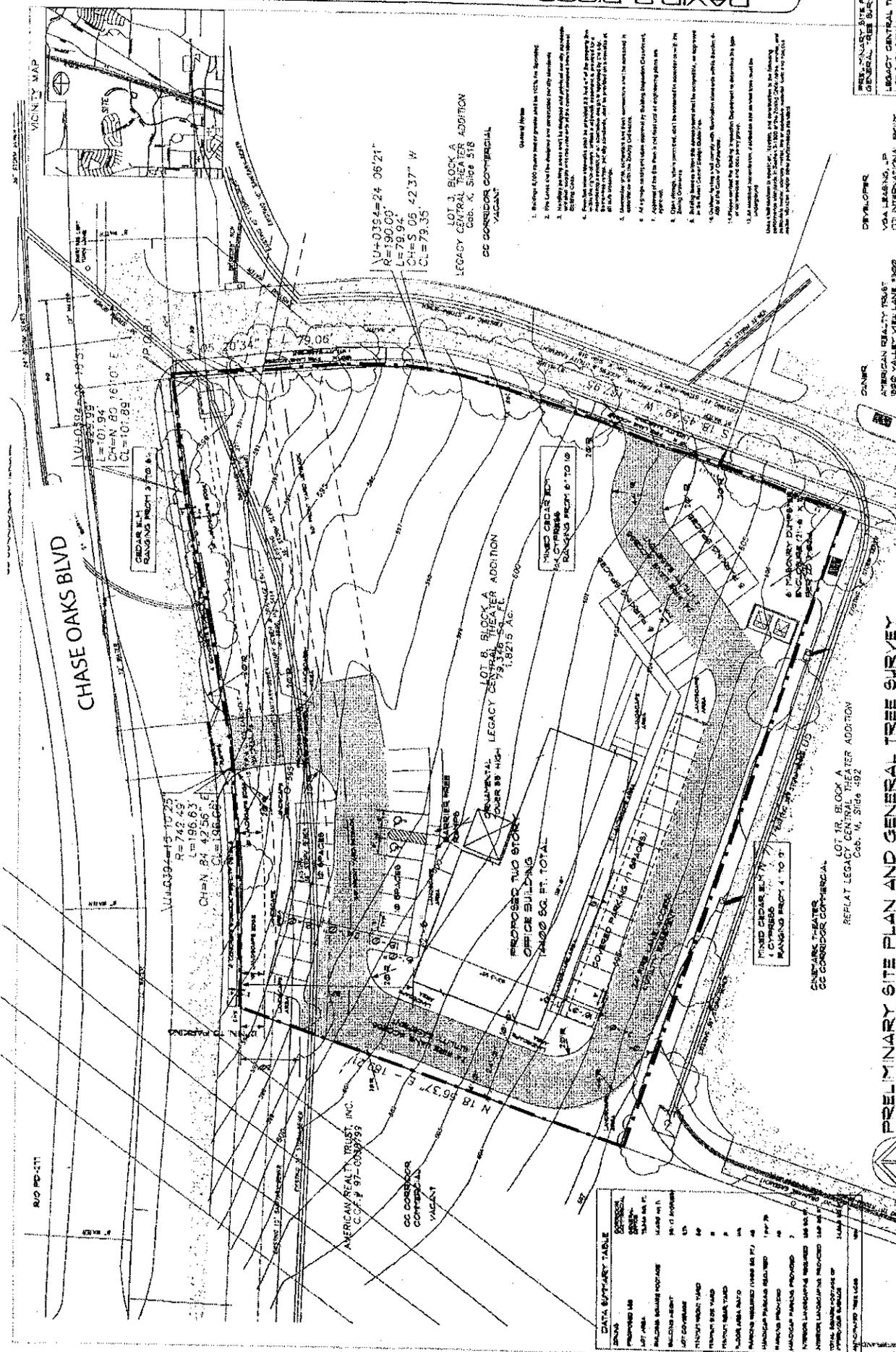


○ 200' Notification Buffer

REVISION  
DATE NUMBER

  
**DAVID R. RIGGS ARCHITECT**  
 2017 MILLER AVENUE, FORT SMITH, ARKANSAS 72901  
 PROPOSED OFFICE BUILDING FOR  
**VGA / LEGACY CENTRAL**  
 PLANO, TEXAS

PRELIMINARY SITE PLAN AND  
 GENERAL TREE SURVEY  
 LEGACY CENTRAL THEATER ADDITION  
 LOT B, BLOCK A  
 SCALE DRAWN BY DATE  
 1" = 20'-0" 11/18/08



U=0394=24' 06" 21"  
 R=196.00'  
 L=79.94'  
 CH=S. 05° 42' 37" W  
 CL=79.35'

LOT B, BLOCK A  
 LEGACY CENTRAL THEATER ADDITION  
 CDB. X, SILE 518  
 CC CORRIDOR COMMERCIAL  
 VACANT

- General Notes**
1. Building 4,000 square meter gross and the 100% for approval.
  2. The site includes easements and encroachments for the easements.
  3. The site includes easements for the easements and encroachments.
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  16. The site includes easements for the easements and encroachments.
  17. The site includes easements for the easements and encroachments.
  18. The site includes easements for the easements and encroachments.
  19. The site includes easements for the easements and encroachments.
  20. The site includes easements for the easements and encroachments.

DEVELOPER  
 VGA LEASING, LP  
 171 INTERNATIONAL PLAZA  
 SUITE 300  
 PLANO, TEXAS 75061  
 ATTN: JOHN GIBBS  
 972-418-8844 (O)  
 972-418-0443 (F)

AMERICAN REALTY TRUST  
 5555 VALLIUM VILLAGE LANE 5000  
 SUITE 100  
 ATTN: RANDY BLOOM  
 488-937-4413 (O)  
 488-937-4412 (F)

**PRELIMINARY SITE PLAN AND GENERAL TREE SURVEY**  
 SCALE 1" = 20'-0"  
 20 0 20 40 60 80

**DATA SUMMARY TABLE**

NO.	DESCRIPTION	AREA (SQ. FT.)	VOLUME (CU. YD.)
1	PROPOSED MB		
2	LOT AREA		
3	BUILDING FOOTPRINT		
4	PARKING		
5	DRIVEWAY		
6	TRUCK TRAILER		
7	TRUCK TRAILER		
8	TRUCK TRAILER		
9	TRUCK TRAILER		
10	TRUCK TRAILER		
11	TRUCK TRAILER		
12	TRUCK TRAILER		
13	TRUCK TRAILER		
14	TRUCK TRAILER		
15	TRUCK TRAILER		
16	TRUCK TRAILER		
17	TRUCK TRAILER		
18	TRUCK TRAILER		
19	TRUCK TRAILER		
20	TRUCK TRAILER		



CHASE OAKS BLVD  
 CEDAR ELM  
 PROPOSED TWO STORY  
 OFFICE BUILDING  
 14,000 SQ. FT. TOTAL  
 1,820.5 AC. TOTAL  
 LOT B, BLOCK A  
 REPLAT LEGACY CENTRAL THEATER ADDITION  
 CDB. X, SILE 518

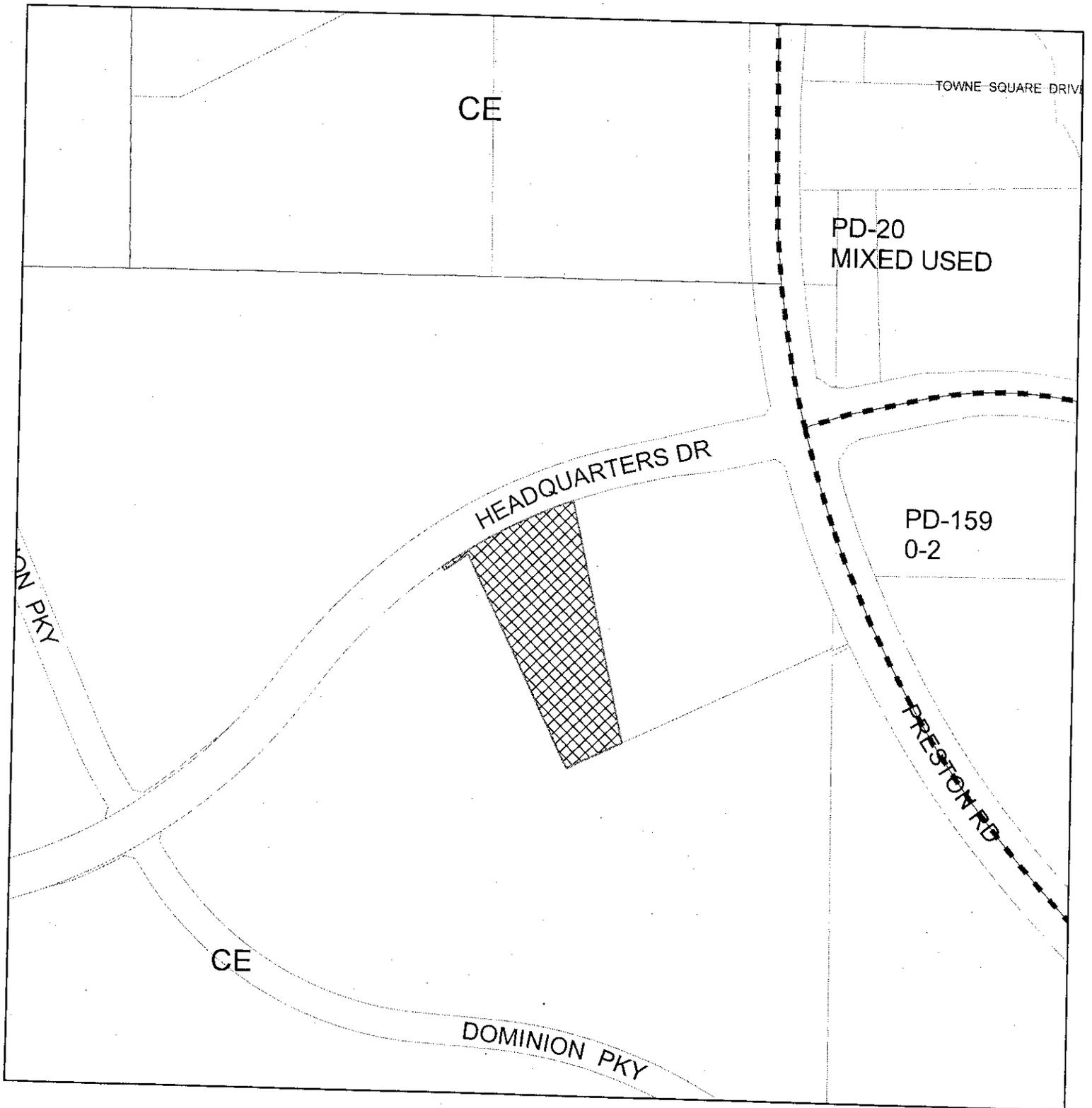
R/O PD-111

AMERICAN REALTY TRUST, INC.  
 C.O.F. # 97-009799

CC CORRIDOR  
 COMMERCIAL  
 VACANT

SQUARE THEATER  
 CC CORRIDOR COMMERCIAL

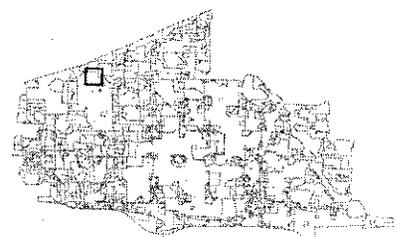
LOT B, BLOCK A  
 REPLAT LEGACY CENTRAL THEATER ADDITION  
 CDB. X, SILE 518



Item Submitted: CONVEYANCE PLAT

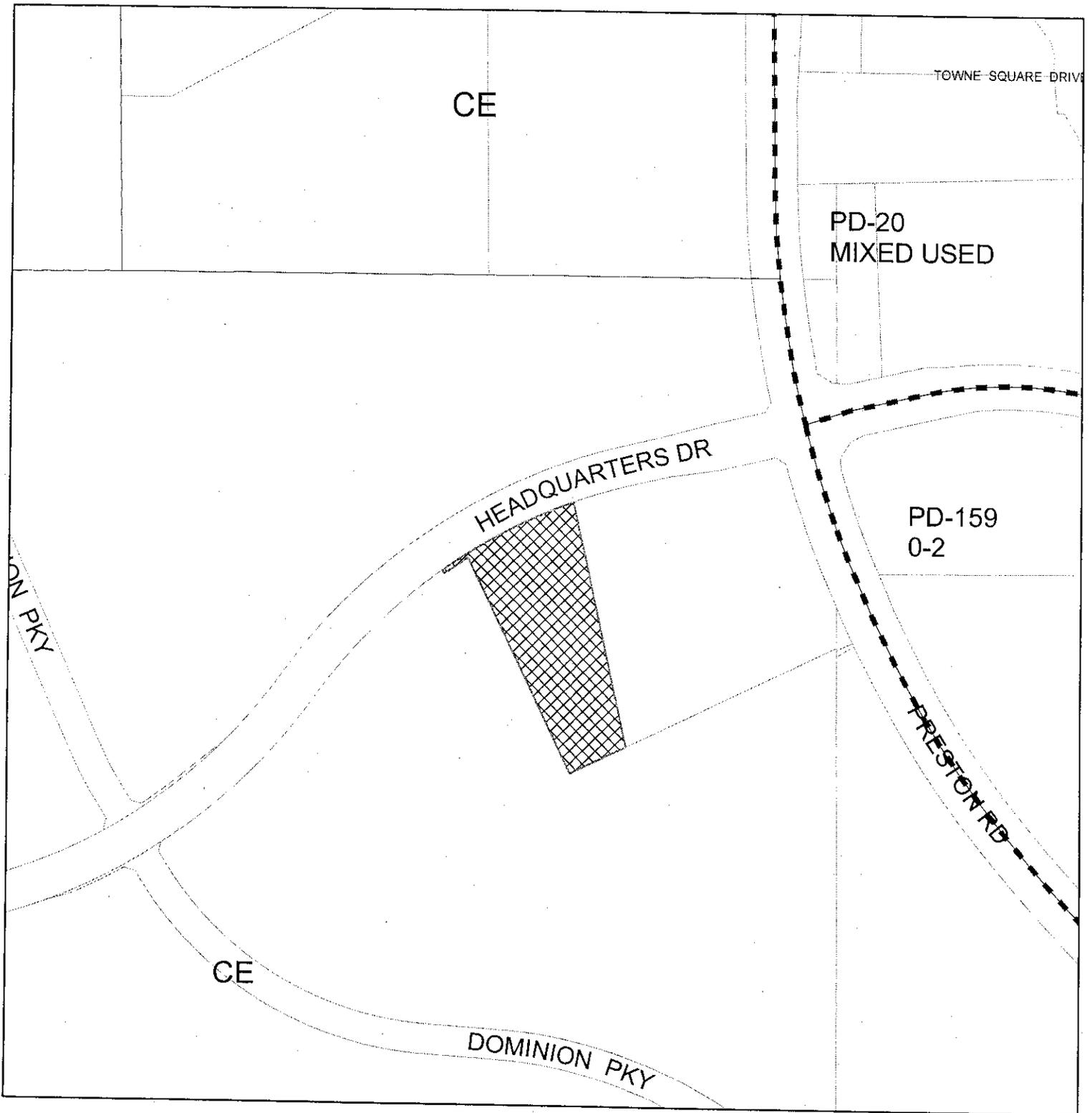
Title: NETWORK ASSOCIATES  
BLOCK A, LOT 2

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer

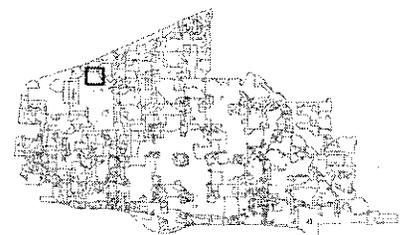




Item Submitted: CONCEPT PLAN

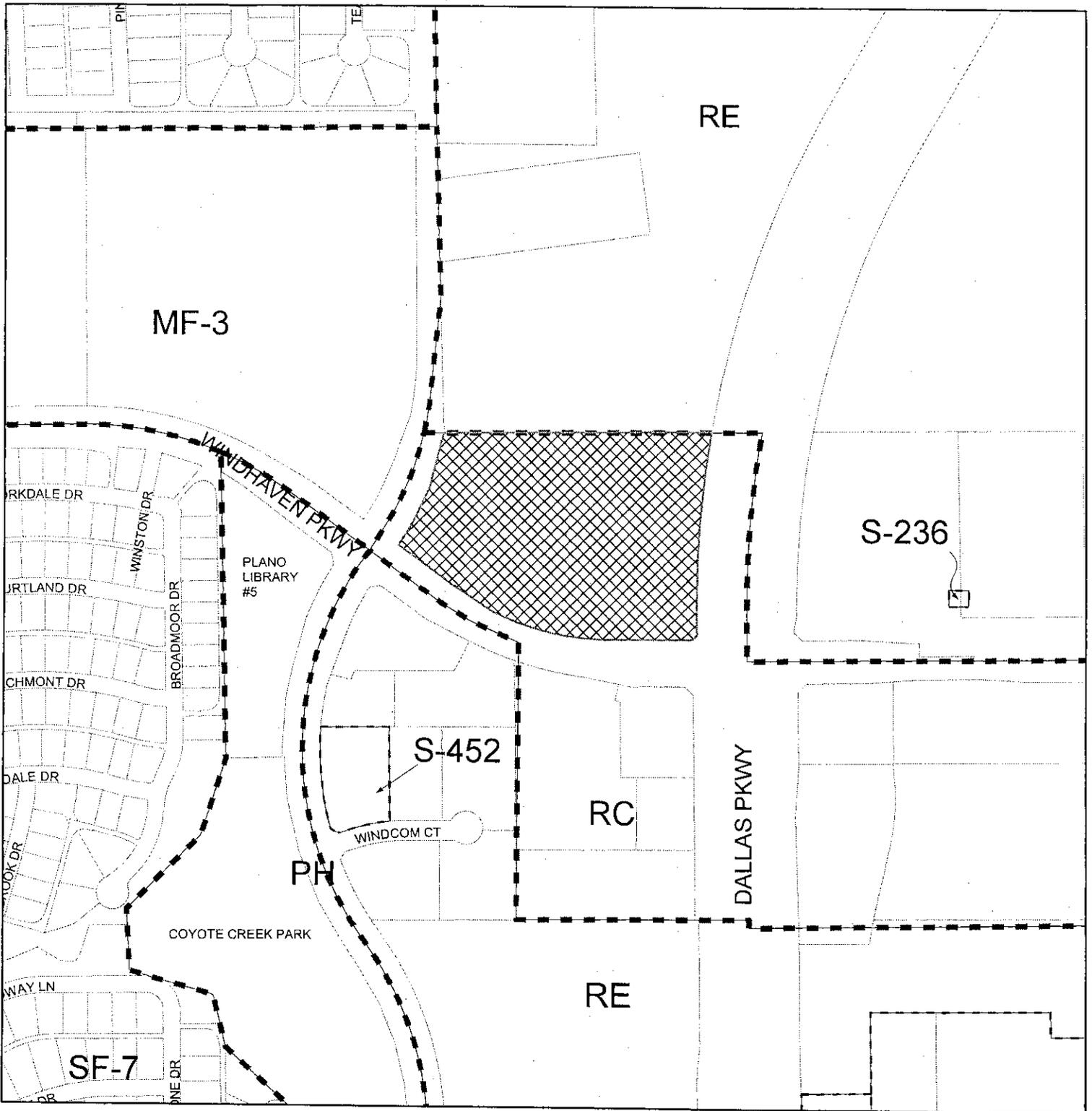
Title: NETWORK ASSOCIATES  
BLOCK A, LOT 2

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer

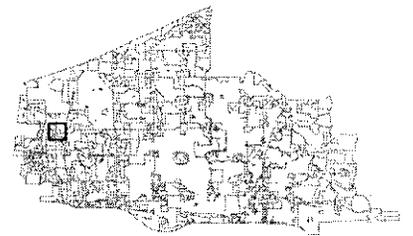




Item Submitted: CONCEPT PLAN

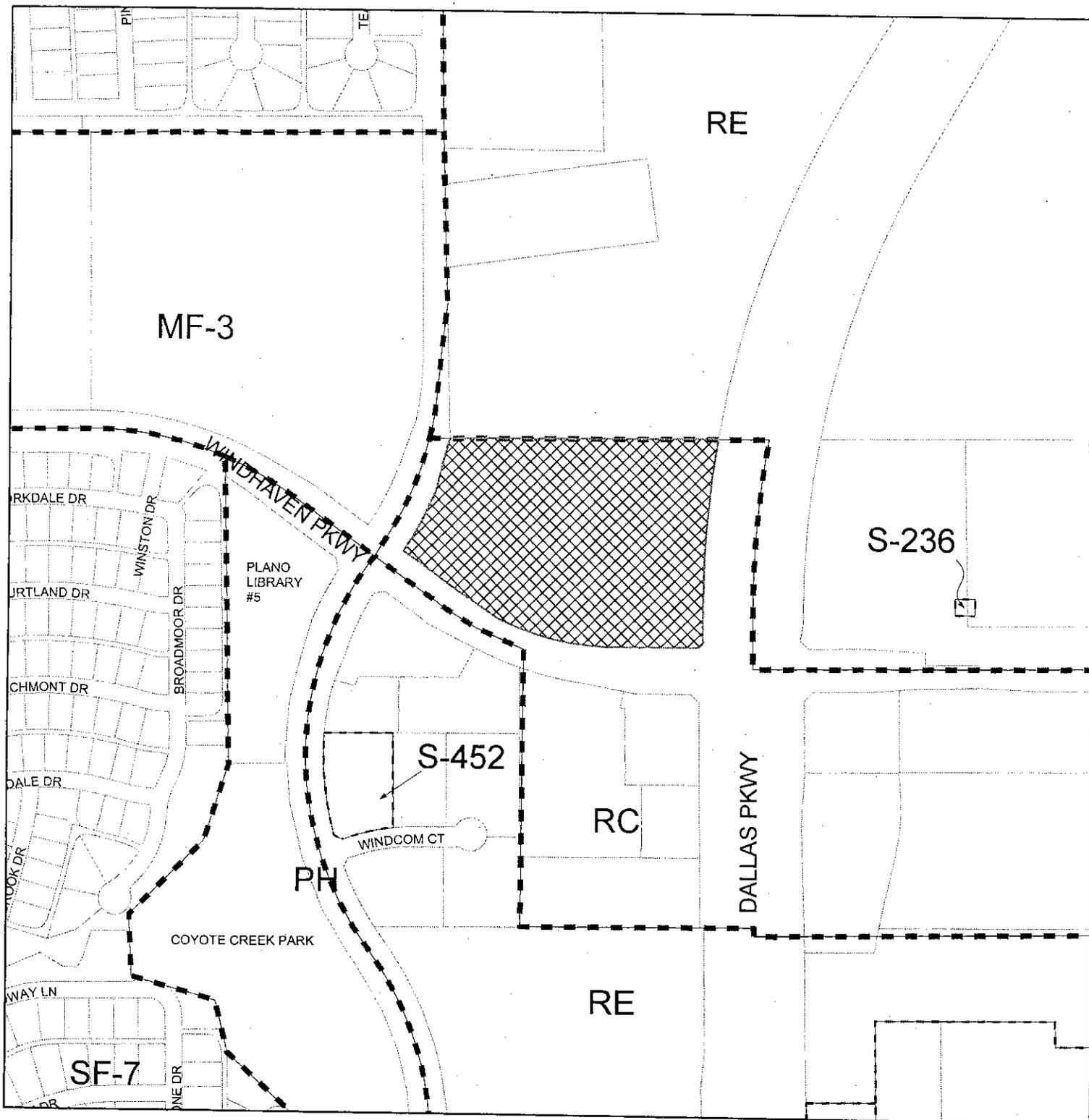
Title: WINDHAVEN PARK  
BLOCK 1, LOTS 1 & 2

Zoning: REGIONAL COMMERCIAL



○ 200' Notification Buffer

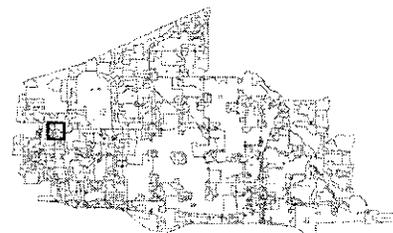




Item Submitted: REVISED CONVEYANCE PLAT

Title: WINDHAVEN PARK  
BLOCK 1, LOTS 1 & 2

Zoning: REGIONAL COMMERCIAL



○ 200' Notification Buffer



CITY OF PLANO  
PLANNING & ZONING COMMISSION

July 5, 2006

**Agenda Item No. 6**

**Public Hearing:** Zoning Case 2006-11

**Applicant:** City of Plano

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**DESCRIPTION:**

A request to rezone 28.5± acres located at the northwest corner of Marsh Lane and Plano Parkway **from** Planned Development-256-General Office **to** General Office. Zoned Planned Development-256-General Office.

**REMARKS:**

This request was initiated by the Planning & Zoning Commission as part of their work program to periodically review planned development districts for appropriateness.

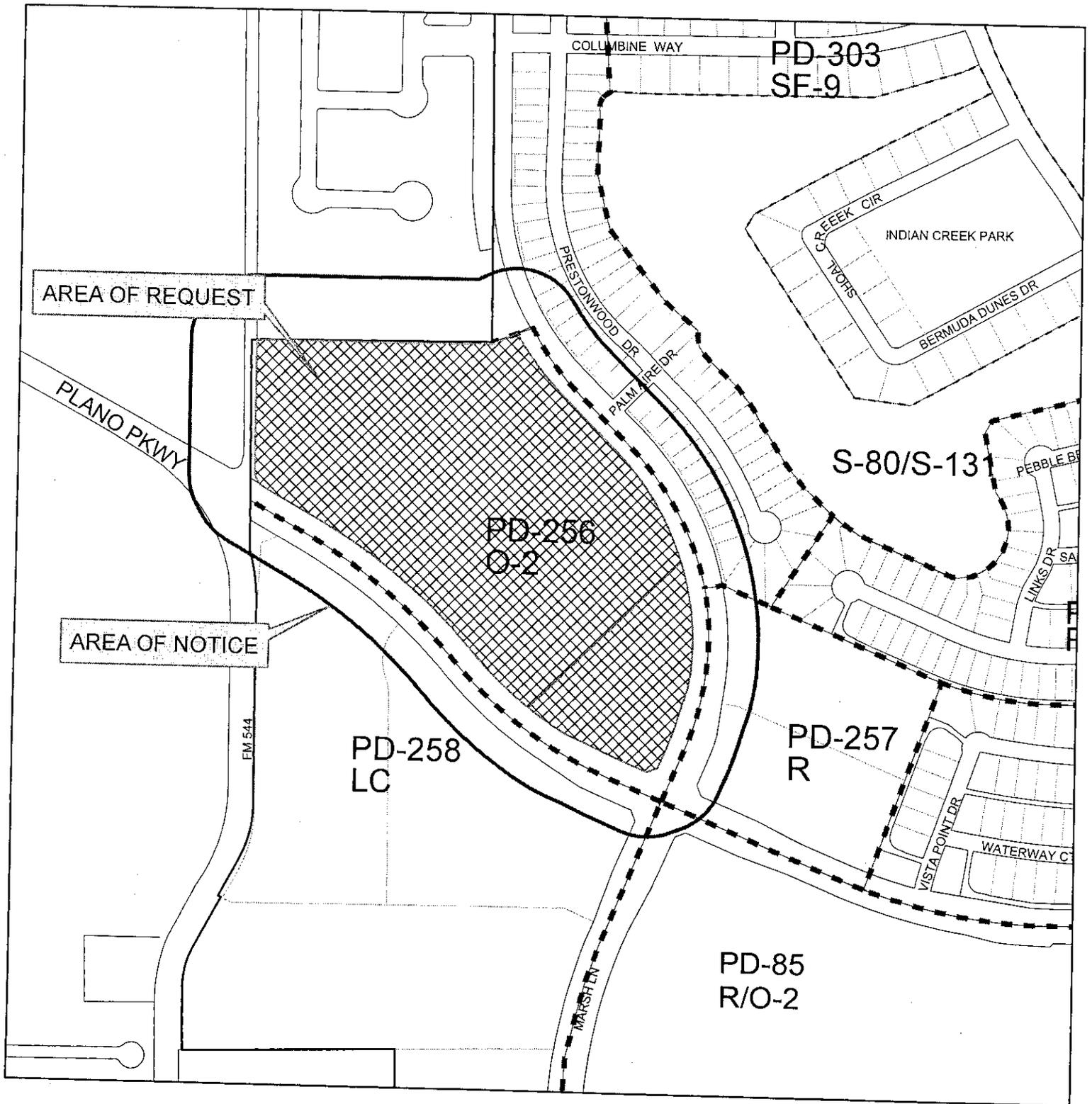
The current zoning of this property is Planned Development-256-General Office (PD-256-O-2). A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The O-2 district is intended to allow for a variety of low-, mid-, and high-rise office developments providing for professional, financial, medical, and similar services to local residents; corporate offices for regional and national operations; and major centers of employment for Plano and surrounding communities. PD-256-O-2 contains one development stipulation which requires provision of any necessary fire station site.

At the time of the zoning, on August 25, 1980, the locations of fire stations in southwest Plano had not been finalized. Subsequently, fire stations have been constructed and two future fire station sites have been acquired. A fire station site is no longer necessary in this area.

This request proposes to remove the stipulation for a fire station site. It does not propose to change the underlying General Office zoning.

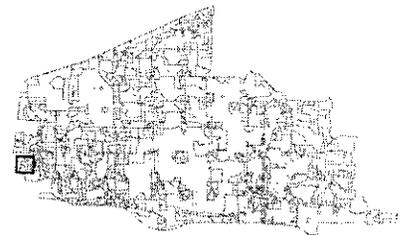
**RECOMMENDATION:**

Recommended for approval as submitted.



Zoning Case #: 2006-11

Existing Zoning: PLANNED DEVELOPMENT-256-GENERAL OFFICE



○ 200' Notification Buffer

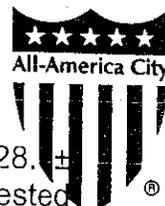
REPLY FORM

RECEIVED

JUN 16 2006

PLANNING DEPT.

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-11. The property is on two lots on 28.± acres at the northwest corner of Marsh Lane and Plano Parkway. The requested zoning is General Office.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-11.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-11.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

BARBARA R. STAFF  
Name (Please Print)

Barbara R. Staff  
Signature

2601 MARSH LN., UNIT #44  
Address  
PLANO 75093

6/14/06  
Date

BT

REPLY FORM

RECEIVED  
JUN 16 2006  
PLANNING DEPT.

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-11. The property is on two lots on 28.4 acres at the northwest corner of Marsh Lane and Plano Parkway. The requested zoning is General Office.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-11.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-11.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

CHAO BENSON  
Name (Please Print)

[Signature]  
Signature

2460 Marsh Ln. Plano, 75093  
Address

6/14/06  
Date

BT

REPLY FORM

RECEIVED

JUN 13 2006

PLANNING DEPT

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-11. The property is on two lots on 28.4+ acres at the northwest corner of Marsh Lane and Plano Parkway. The requested zoning is General Office.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-11.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-11.

This item will be heard on July 5, 2006, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

James L. Seago, Meretta A. Seago  
Name (Please Print)

James L. Seago Meretta A. Seago  
Signature

1601 Marsh Ln. Unit 294  
Address Plano, TX 75093-8458

6/10/06  
Date

BT

CITY OF PLANO  
PLANNING & ZONING COMMISSION

July 5, 2006

**Agenda Item No. 7**

**Public Hearing:** Zoning Case 2006-12

**Applicant:** City of Plano

---

**DESCRIPTION:**

A request to rezone 14.4± acres located at the northwest corner of Midway Road and Parker Road **from** Planned Development-250-Retail **to** Retail. Zoned Planned Development-250-Retail.

**REMARKS:**

This request was initiated by the Planning & Zoning Commission as part of their work program to periodically review planned development districts for appropriateness.

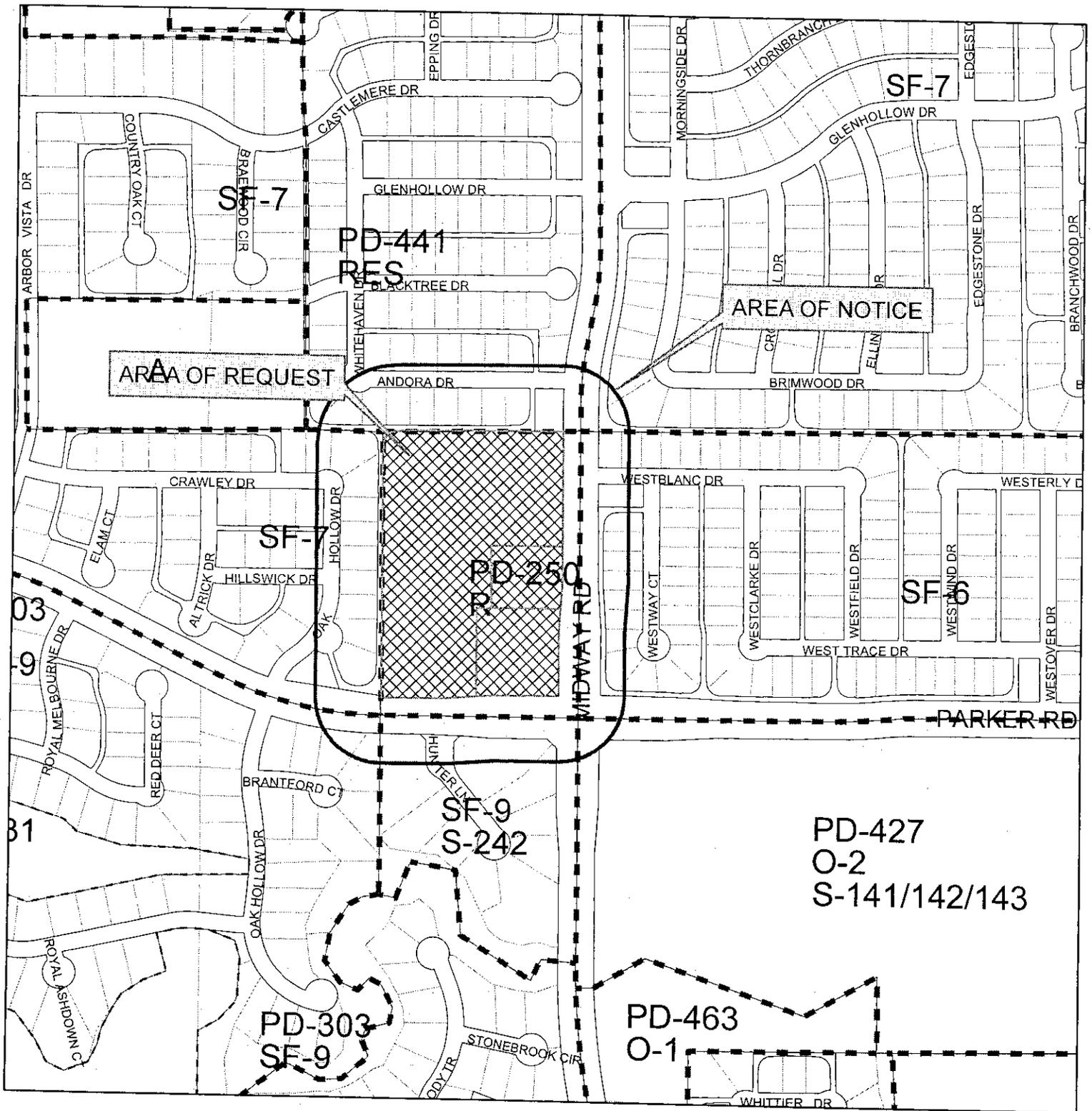
The current zoning of this property is Planned Development-250-Retail (PD-250-R). A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. Retail district is intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls, but not including wholesaling or warehousing. PD-250-R contains one development stipulation which requires provision of any necessary fire station site.

At the time of the zoning, on August 25, 1980, the locations of fire stations in southwest Plano had not been finalized. Subsequently, fire stations have been constructed and two future fire station sites have been acquired. A fire station site is no longer necessary in this location.

This request proposes to remove the stipulation for a fire station site. It does not propose to change the underlying Retail zoning.

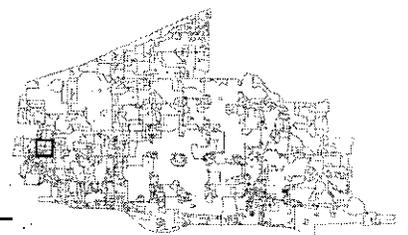
**RECOMMENDATION:**

Recommended for approval as submitted.



Zoning Case #: 2006-12

Existing Zoning: PLANNED DEVELOPMENT-250-RETAIL



○ 200' Notification Buffer

REPLY FORM

RECEIVED  
JUN 12 2006  
PLANNING DEPT.

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.± acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

JOHN FERRARO  
Name (Please Print)

[Signature]  
Signature

5429 ANDORA DRIVE  
Address  
PLANO, TX 75093

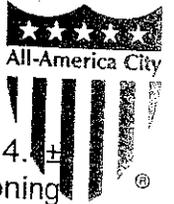
6-9-06  
Date

BT

RECEIVED  
JUN 15 2006  
PLANNING DEPT.

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.4± acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on July 5, 2006, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

AS A CITIZEN OF PLANO, THE  
INTENT OR IMPACT OF A ZONING  
CHANGE (i.e. hidden agenda) SHOULD BE  
CLEARLY STATED ON THE ATTACHED COVER  
SHEET. I CALLED BESTER TAURO TO  
DETERMINE IF AN EIGHT STORY RETAIL BLDG.  
WAS PLANNED... BESTER ASSURED ME THAT THIS WAS RECORD

By signing this letter, I declare I am the owner or authorized agent of the property at the CLEAN address written below.

James F. Rupert  
Name (Please Print)

James F. Rupert  
Signature

3405 Westway Ct  
Address

6/13/06  
Date

BT

ONLY  
HOPE M  
CITY  
PLANN  
IS  
TRUTH  
BESTER  
ASSURANC  
IS WHY

RECEIVED

JUN 27 2006

PLANNING DEPT

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.4 acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on July 5, 2006, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

*It is neither necessary nor appropriate to change the zoning on this property. Changing the structures height or allowing convenience stores are not the answer. Considering both Le Peep Restaurant + CVS pharmacy do very well indicates traffic does come to this center. Therefore, as a businessman who deals in finance, I can think of other options to bring clients. Allowing convenience stores is inappropriate considering the overall value of the neighborhood, a choice I am sure you*

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

GARY SPINELL  
Name (Please Print)

[Signature]  
Signature

3320 OAK HOLLOW DR.  
Address  
PLANO, TX 75093

6/24/06  
Date

BT

*would not want if you lived next to the strip center as I do.*

**PARKSIDE RIDGE HOMEOWNERS ASSOCIATION**

**Board of Directors  
Parkside Ridge Homeowners Association, Inc. (HOA)  
6621 Crawley  
Plano, Texas 75093**

**RECEIVED  
JUN 27 2006  
PLANNING DEPT**

June 23, 2006

**Re: City of Plano Rezoning Request  
(Zoning Case 2006-12)**

Dear HOA Member or Adjacent Property Owner:

You recently received a letter from the City of Plano outlining their plans to rezone 14.4 acres of property at the northwest corner of Midway and Parker Road. The purpose of this letter is to inform you that the City's rezoning request could result in significantly changing the current structures, appearance, and types of occupants/patrons using the property. If the proposed zoning request goes undisputed, it could easily result in a convenience store (or other less desirable establishment) being built on the corner of Midway and Parker. In addition to increased crime and safety concerns, convenience stores or similar establishments can cause a significant increase in the amount of noise, bright overhead lighting, and traffic. The Board also believes that these types of establishments can have a negative impact on the property values of nearby residences.

If you haven't done so, the Board encourages impacted residences to vote **AGAINST** the requested rezoning. For your convenience, I have enclosed a copy of the reply form along with a pre-addressed envelope to the Planning department. Please send your response to:

**Planning Department  
P.O. Box 860358  
Plano, Texas 75086-0358**

The Board also encourages members to attend the public hearing regarding this rezoning request at the Planning and Zoning Commission meeting on July 5, 2006. The meeting will be held at 7:00 p.m. in the Plano Municipal Center at 1520 K Avenue.

The Board remains committed to maintaining the existing aesthetics and tranquility of our community while preserving the high quality family environment we have all worked so hard to establish. Your response will help in the effort to keep our community as a highly desirable location to live and work.

If you have any questions or want to discuss this issue in more detail, please feel free to contact any of the Parkside Ridge HOA Board Members below.

Sincerely,

**Parkside Ridge Board of Directors**

**Bryan Newman  
President  
972.478.2229**

**Fred Basista  
Vice President  
972.862.7269**

**Gary Christensen  
Treasurer/Secretary  
972.306.0308**

**Jack Aitken  
ACC Committee Chair  
972.306.7166**

RECEIVED  
JUN 16 2006  
PLANNING DEPT.

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.4+ acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

       I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

       I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

*I do not want the PD restriction removed. Keep current zoning in effect*

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Bryan Newman  
Name (Please Print)

[Signature]  
Signature

6621 Crawley Dr.  
Address

6/14/06  
Date

BT

RECEIVED  
JUN 27 2006  
PLANNING DEPT.

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.4 acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

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I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

We/I am/are adamantly opposed to this proposal. Your ~~own~~ description is much too vague & until further details are provided, I/we will continue to oppose this re-zoning. I am deeply concerned with declining property values!

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Ron Stewart  
Name (Please Print)

Ronald Stewart  
Signature

3309 Oak Hollow Dr.  
Address  
Plano 75093

6/23/06  
Date

BT

REPLY FORM

RECEIVED

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358

JUN 27 2006

PLANNING DEPT.



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.4 acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

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

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

MARK McLAIN  
Name (Please Print)

[Signature]  
Signature

6413 ANDORA PK  
Address

6/25/06  
Date

BT

RECEIVED

JUN 27 2006

PLANNING DEPT

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

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**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

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This item will be heard on July 5, 2006, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

*We do not want the possibility of a convenience store or worse in this area. This would bring more crime, noise, traffic, and lighting issues.*

*This would negatively affect property values.*

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

ROBERT STURTEVANT  
Name (Please Print)

*Robert H. Sturtevant Jr.*  
Signature

3601 Morning side Dr.  
Address

6-25-06  
Date

BT

REPLY FORM

RECEIVED

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358

JUN 27 2006

PLANNING DEPT



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.4 acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

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I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

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

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Gary Christensen  
Name (Please Print)

Gary J. Christ  
Signature

3316 Oak Hollow Drive  
Address

6/26/06  
Date

BT

RECEIVED

JUN 27 2006

PLANNING DEPT

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.1± acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Meghan Martel  
Name (Please Print)

[Signature]  
Signature

6501 Brantford Ct  
Address

6-26-06  
Date

Plano TX  
75093

BT

RECEIVED

JUN 27 2006

PLANNING DEPT.

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.4 acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on July 5, 2006, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

*We are against the proposed change to retail. We feel this type of zoning is very open ended and will have a negative outcome on property values. The current zoning is perfect for our neighborhood and we ask that you vote against this proposal.*

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below. *Thank you*

Cory L. Durdan  
Name (Please Print)

Signature

6421 Andora Dr.  
Address

6/25/06  
Date

BT

RECEIVED

JUN 27 2006

PLANNING DEPT.

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.4 acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

The main reason we selected our lot to build on was a written guarantee from the builder that this NW corner of Midway & Parker would be one-story retail in keeping with a "neighborhood" look & feel. Our lot backs up to this property, and we do not want any changes in the type or size of retail structures already in place.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Gina P. Curtis  
Name (Please Print)

Gina P. Curtis  
Signature

3332 Oak Hollow Drive  
Address Plano TX 75093-  
8092

6-22-06  
Date

BT

RECEIVED  
JUN 27 2006  
PLANNING DEPT.

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.4+ acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

*when my husband first called for more info on the zoning change, he was told the only thing that would change was the ability to place a fire station @ midway + Parker so he voted for the zoning change - After receiving more info we are both strongly AGAINST a rezoning! :)*

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Leona Rupert  
Name (Please Print)

Leona Rupert  
Signature

3405 Westway Ct  
Address  
Plano TX

6 26 06  
Date

BT

75093

RECEIVED  
JUN 27 2006  
PLANNING DEPT.

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.4 acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

We feel someone has a plan for this space, but no details will be revealed. That is wrong. We should know exactly what this is being zoned for... as you would want to know if it was next to your largest investment.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Diane M. Morgan  
Name (Please Print)

Diane M. Morgan  
Signature

6417 Andover Dr.  
Address  
Plano TX 75093

6-23-06  
Date

BT

RECEIVED  
JUN 27 2006  
PLANNING DEPT.

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.1+ acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Jacqueline Windom  
Name (Please Print)

6420 ANDORA DR.  
Address

Jacqueline Windom  
Signature

June 24, 2006  
Date

BT

REPLY FORM

RECEIVED  
JUN 27 2006  
PLANNING DEPT.

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.± acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

I DO NOT UNDERSTAND/SEE A NEED TO CHANGE THE CURRENT ZONING.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

FREDDIE JACKSON  
Name (Please Print)

[Signature]  
Signature

6401 ANDORA DR PLANO TX 75093  
Address

06/23/2006  
Date

BT

REPLY FORM

RECEIVED

JUN 27 2006

PLANNING DEPT

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.± acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on July 5, 2006, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

FRED BASISTA  
Name (Please Print)

*Fred Basista*  
Signature

3308 OAK HOLLOW DR  
Address  
PLANO, TX 75093

6/23/06  
Date

BT

RECEIVED  
JUN 22 2006  
PLANNING DEPT.

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358

Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14. ± acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.



**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on July 5, 2006, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Lori Riley  
Name (Please Print)

Lori Riley  
Signature

3401 Westray Ct  
Plano, TX 75093  
Address

6/17/06  
Date

BT

REPLY FORM

RECEIVED

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358

JUN 29 2006

PLANNING DEPT



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.4 acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on July 5, 2006, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

Our home is directly across from this property wanting to be rezoned. We would never have bought a home backing up to a convenience store or gas station. These places are located 1 block down at Parker and the fork road and are not surrounded by homes.  
(cont.)

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below:

Stephanie Thompson  
Name (Please Print)

Stephanie Thompson  
Signature

6505 Brantford Court  
Address  
Plano, TX 75093

6/27/06  
Date

BT

Cont.

We have small children and feel rezoning this area would cause a Bler safety concern. We have already been negatively impacted by the widening of Parker Road to 6 lanes. With the increased traffic and noise and eighteen-wheelers trucks. We can no longer safely cross Parker on foot or bike to ~~the~~ get to the nature preserve located only across the street from our house!

We live in a beautiful Plano neighborhood, that the residences have all taken great pride in. This corner in question is an interior area in our neighborhood. What is located there is acceptable and appropriate. Allowing that to change would be unfair to homeowners who have paid 350,000 to 1,000,000 for their property in this established neighborhood. You should not risk a great Plano community (that we have all worked so hard for) ~~in order to~~ for some business to come in and change things in order to make \$\$\$! Thank you.

REPLY FORM

RECEIVED

JUN 29 2006

PLANNING DEPT.

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.4 acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on July 5, 2006, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

Traffic on Parker west bound from the Tollway/Midway has increased significantly in the 4 years I have lived in Arbor Vista. It is already a danger to our kids just pulling out from Oak Hollow! More retail would be disastrous! We are totally opposed

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Sheryl & David Pidgeon  
Name (Please Print)

*Sheryl Pidgeon*  
Signature

6500 CRAWLEY  
Address

6/27/06  
Date

to the new retail zoning!

BT

REPLY FORM

RECEIVED

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358

JUN 29 2006

PLANNING DEPT.



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.4 acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Pamela Birkner  
Name (Please Print)

Pamela Birkner  
Signature

6352 Brimwood Drive  
Address

6/24/06  
Date

BT

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358

RECEIVED  
JUN 29 2006  
PLANNING DEPT.



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.4 acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

*The zoning should stay "AS IS". There is no reason to change the retail space from what it currently is. I live behind this center.*

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

BARBARA VEGUIA  
Name (Please Print)

*[Signature]*  
Signature

6416 ANDORA DR  
Address

6/25/06  
Date

Plano, TX 75093  
BT

REPLY FORM

RECEIVED

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358

JUN 29 2006

PLANNING DEPT.



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.1 ± acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

Five horizontal lines for providing written comments.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Glen Rudelis

Name (Please Print)

3312 Oak Hollow Dr.

Address

Glen Rudelis

Signature

6/27/06

Date

BT

REPLY FORM

RECEIVED

JUN 28 2006

PLANNING DEPT.

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.1 acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on July 5, 2006, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

*I'm concerned about the impact this change will have on the quality of life in this neighborhood. Hours of operation, noise, amount of additional traffic, crime are all areas of concern.*

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Brenda J. Raine  
Name (Please Print)

Brenda J. Raine  
Signature

3328 Oak Hollow Drive  
Address Plano, Texas 75093

6/26/06  
Date

BT

REPLY FORM

RECEIVED  
JUN 28 2006  
PLANNING DEPT

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.4 acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am FOR the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am AGAINST the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on July 5, 2006, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

The Shopping Center should NOT be re-zoned - There is enough traffic and noise in this residential area as is. We wanted the library there in 1997 - that should've been done!

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Louis Veglin  
Name (Please Print)

[Signature]  
Signature

6416 Andora Dr  
Address  
Plano, TX 75093

6-22-06  
Date

BT

RECEIVED

JUN 28 2006

REPLY FORM

PLANNING DEPT

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.1± acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

WE BACK UP DIRECTLY TO THIS PROPERTY.  
WE DO NOT WANT ZONING MODIFIED.  
THIS CHANGE WOULD RESULT IN INCREASED  
NOISE, TRAFFIC, LIGHT, AND CRIME. THIS  
WOULD HAVE A SIGNIFICANT IMPACT ON OUR  
HOME AND FAMILY.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

MICHAEL KELLER  
Name (Please Print)

[Signature]  
Signature

6404 ANDORA  
Address

06/22/2006  
Date

BT

RECEIVED

JUN 28 2006

PLANNING DEPT

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

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**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

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

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Michael H. Parr  
Name (Please Print)

Michael H. Parr  
Signature

3417 Westway Court  
Address  
Plano, TX 75093

6-26-2006  
Date

BT

RECEIVED

JUN 28 2006

PLANNING DEPT

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.4 acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

We are very concerned to what might be built  
on that property. The zone request was way to  
vague. We would hate to see a convenience store  
with a gas station in our neighborhood.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

James G THAL  
Name (Please Print)

James Thal  
Signature

6425 Andora Dr Plano, TX 75093  
Address

6/26/06  
Date

BT

RECEIVED

JUN 28 2006

PLANNING DEPT

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.1 ± acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

6-26-06

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on July 5, 2006, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

*I sent in a previous form - please use this form. The Plano planning person told me the only change would mean no fire station. Now I am finding out that she was not totally honest with me - this change could mean change in current structures, appearance and types of occupants on this property - Shame on you! Can't even trust Plano Planning Personnel to communicate honestly w/ homeowners.*

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Rebecca Jones  
Name (Please Print)

Rebecca Jones  
Signature

6432 Andora Dr.  
Address

6-26-06  
Date

BT

RECEIVED  
JUN 28 2006  
PLANNING DEPT.

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-12. The property is on three lots on 14.4+ acres at the northwest corner of Midway Road and Parker Road. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

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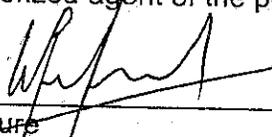
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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

WILLIAM REYMOND  
Name (Please Print)

6412 ANDORA DRIVE 75093 PLANO  
Address

  
Signature

6/24/06  
Date

BT

REPLY FORM

RECEIVED

JUN 28 2006

PLANNING DEPT

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

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**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-12.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

Must Abide by Original Zoning.  
Medical Related Tenants are a plus.  
with proximity to Presbyterian Hospital

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Rick Fetke  
Name (Please Print)

[Signature]  
Signature

6409 Andora Drive  
Address  
Plano TX 75093

6/27/06  
Date

BT

CITY OF PLANO  
PLANNING & ZONING COMMISSION

July 5, 2006

**Agenda Item No. 8**

**Public Hearing: Zoning Case 2006-13**

**Applicant: City of Plano**

---

**DESCRIPTION:**

A request to rezone 10.7± acres located at the northeast corner of Marsh Lane and Plano Parkway **from** Planned Development-257-Retail **to** Retail. Zoned Planned Development-257-Retail. Neighborhood #39.

**REMARKS:**

This request was initiated by the Planning & Zoning Commission as part of their work program to periodically review planned development districts for appropriateness.

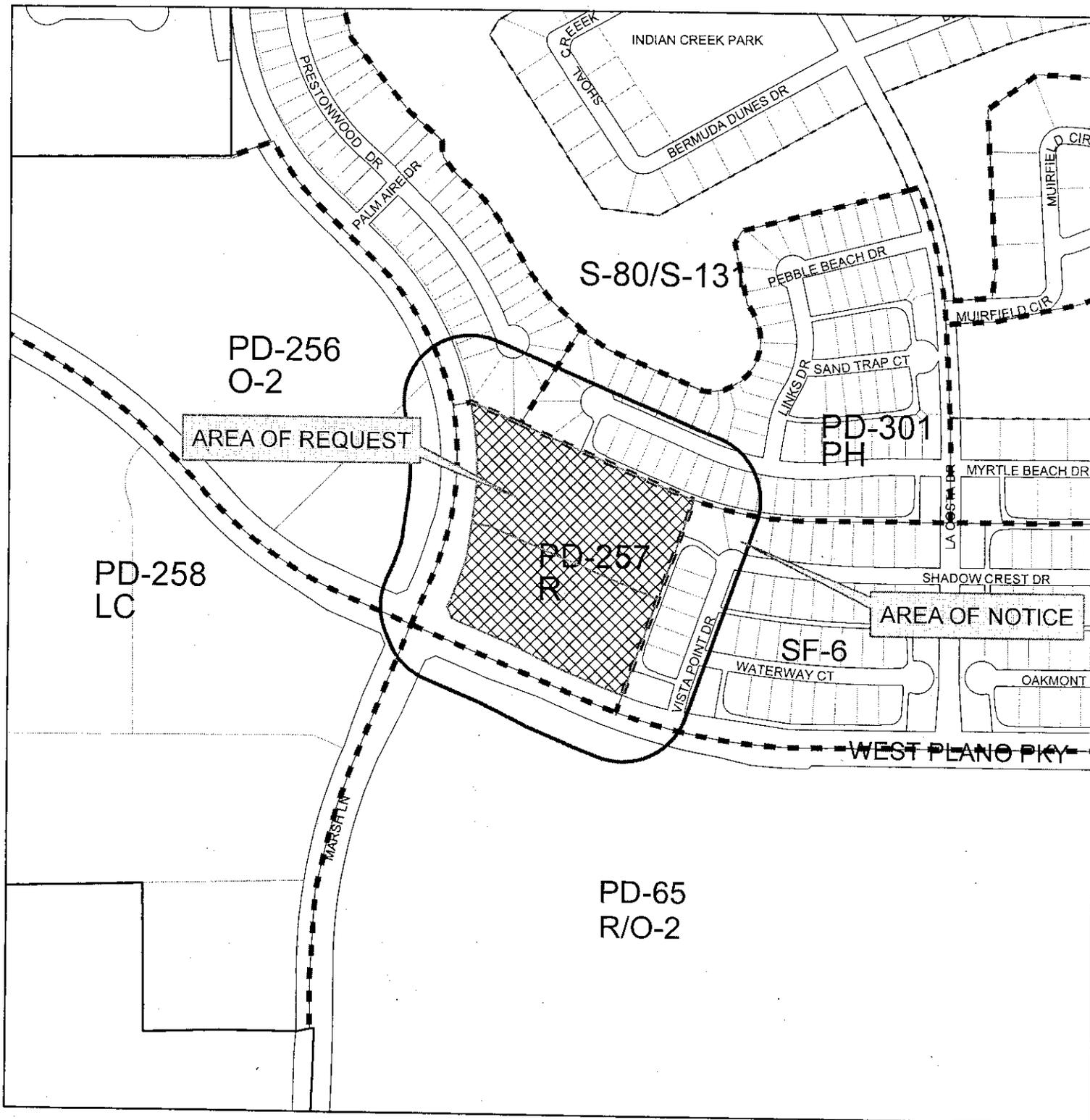
The current zoning of this property is Planned Development-257-Retail (PD-257-R). A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. Retail district is intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls, but not including wholesaling or warehousing. PD-257-R contains one development stipulation which requires provision of any necessary fire station site.

At the time of the zoning, on August 25, 1980, the locations of fire stations in southwest Plano had not been finalized. Subsequently, fire stations have been constructed and two future fire station sites have been acquired. A fire station site is no longer necessary in this area.

This request proposes to remove the stipulation for a fire station site. It does not propose to change the underlying Retail zoning.

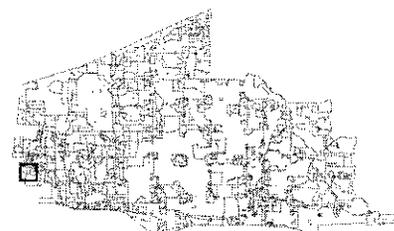
**RECOMMENDATION:**

Recommended for approval as submitted.



Zoning Case #: 2006-13

Existing Zoning: PLANNED DEVELOPMENT-257-RETAIL



○ 200' Notification Buffer

RECEIVED  
JUN 19 2006  
PLANNING DEPT

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-13. The property is on two lots on 10.± acres at the northeast corner of Marsh Lane and Plano Parkway. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-13.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-13.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Michelle M. Bayse  
Name (Please Print)

[Signature]  
Signature

6833 Myrtle Beach Dr  
Address  
Plano TX 75093

6/12/06  
Date

EH.



Mr. Bruce Hageman  
6833 Myrtle Beach Dr  
Plano TX 75093

REPLY FORM

RECEIVED

JUN 16 2006

PLANNING DEPT.

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-13. The property is on two lots on 10.1+ acres at the northeast corner of Marsh Lane and Plano Parkway. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-13.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-13.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

CHAD BENSON  
Name (Please Print)

[Signature]  
Signature

2460 Marsh Ln. Plano, 75093  
Address

6/14/06  
Date

EH

REPLY FORM

RECEIVED  
JUN 16 2006  
PLANNING DEPT.

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-13. The property is on two lots on 10. ± acres at the northeast corner of Marsh Lane and Plano Parkway. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

- I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-13.
- I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-13.

This item will be heard on July 5, 2006, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes:

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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

BARBARA R STAFF  
Name (Please Print)

Barbara R. Staff  
6/14/06  
Signature

2601 MARSH LN. UNIT #44  
Address PLANO 75093

\_\_\_\_\_  
Date

EH

REPLY FORM

RECEIVED  
JUN 13 2006  
PLANNING DEPT.

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

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**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-13.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-13.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

James L. + Meretta A. Seago  
Name (Please Print)

James L. Seago Meretta A. Seago  
Signature

2601 Marsh Ln #294  
Address  
Plano, TX 75093-8458  
EH

6/10/06  
Date

REPLY FORM

RECEIVED

JUN 15 2006

PLANNING DEPT.

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-13. The property is on two lots on 10.1+ acres at the northeast corner of Marsh Lane and Plano Parkway. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-13.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-13.

This item will be heard on July 5, 2006, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

\_\_\_\_\_  
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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Beth A. BORDEN  
Name (Please Print)

Beth A. Borden  
Signature

2409 VISTA POINT TR.  
Address

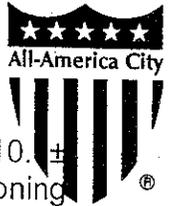
6.10.06  
Date

EH

RECEIVED  
JUN 15 2006  
PLANNING DEPT

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-13. The property is on two lots on 10. ± acres at the northeast corner of Marsh Lane and Plano Parkway. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-13.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-13.

This item will be heard on July 5, 2006, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

We want the P & Z Commission to keep the current zoning as Planned Development - 257-Retail (PD-257-R). We do not want a Retail Strip shopping center within 200 feet of our home.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Philip C. Schwindt  
Name (Please Print)

Philip C. Schwindt  
Signature

6845 Myrtle Beach Dr.  
Address  
Plano, TX 75093

6/14/06  
Date

EH

RECEIVED  
JUN 16 2006  
PLANNING DEPT. /

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-13. The property is on two lots on 10.1 ± acres at the northeast corner of Marsh Lane and Plano Parkway. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-13.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-13.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

*Why did you wait so long to let us know what you have been doing with all the noise of that heavy equipment & all the dust it has been blowing everywhere? Next, I guess you would want to destroy our homes so that you could get more tax money for the City from this stupid idea? Did anyone in this area mention to you that we needed more retail stores next door to our homes??*

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Doris N. Blackburn  
C.L. Blackburn  
Name (Please Print)

Doris N. Blackburn  
C.L. Blackburn  
Signature

6800 Mistle Beach Dr.  
Address Plano, Tex. 75093

June 15, 06  
Date

EH

You mentioned that a Retail district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls.

Did anyone mention that they wanted all of the above wrapped around their living quarters?

If you look around, we have those now & taking a look at the empty buildings around in this area!

Maybe all of the people on the City Council would like for all of this in this area. Surely someone needs more retail stores next door to their homes.

I have watched on T.V., people like you are pushing people out of their homes to make room for Big Business to come in & produce more tax money for the city.

Mr. & Mrs. C. L. Blackburn  
4800 Myrtle Beach Dr.  
Plano, Tex. 75093

REPLY FORM

RECEIVED  
JUN 14 2006  
PLANNING DEPT

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-13. The property is on two lots on 10.4 acres at the northeast corner of Marsh Lane and Plano Parkway. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-13.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-13.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

DAVE TOTAH  
Name (Please Print)

David Totah  
Signature

2425 VISTA POINT DR.  
Address

6-12-06  
Date

EH

RECEIVED  
JUN 19 2006  
PLANNING DEPT.

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-13. The property is on two lots on 10. ± acres at the northeast corner of Marsh Lane and Plano Parkway. The requested zoning is Retail.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-13.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-13.

This item will be heard on July 5, 2006, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

*Convenience Stores stay open from 7AM to 11PM and sell beer, cigarette and other fast turnover items that generate high volume traffic. all this in a quiet neighborhood surrounded by assisted living homes and senior homes. There is a Albertson's shopping center only 6 blocks away. Why do we need it?*

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Keith S Young  
Name (Please Print)

Keith S Young  
Signature

6804 Myrtle Beach  
Address  
Plano, Tx 75093

6-15-06  
Date

EH

CITY OF PLANO  
PLANNING & ZONING COMMISSION

July 5, 2006

**Agenda Item No. 9**

**Public Hearing:** Zoning Case 2006-14

**Applicant:** City of Plano

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**DESCRIPTION:**

A request to rezone 44.2± acres located at the southwest corner of Marsh Lane and Plano Parkway **from** Planned Development-258-Light Commercial **to** Light Commercial. Zoned Planned Development-258-Light Commercial. Neighborhood #39.

**REMARKS:**

This request was initiated by the Planning & Zoning Commission as part of their work program to periodically review planned development districts for appropriateness.

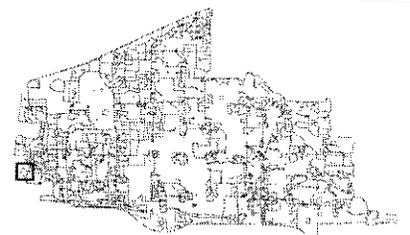
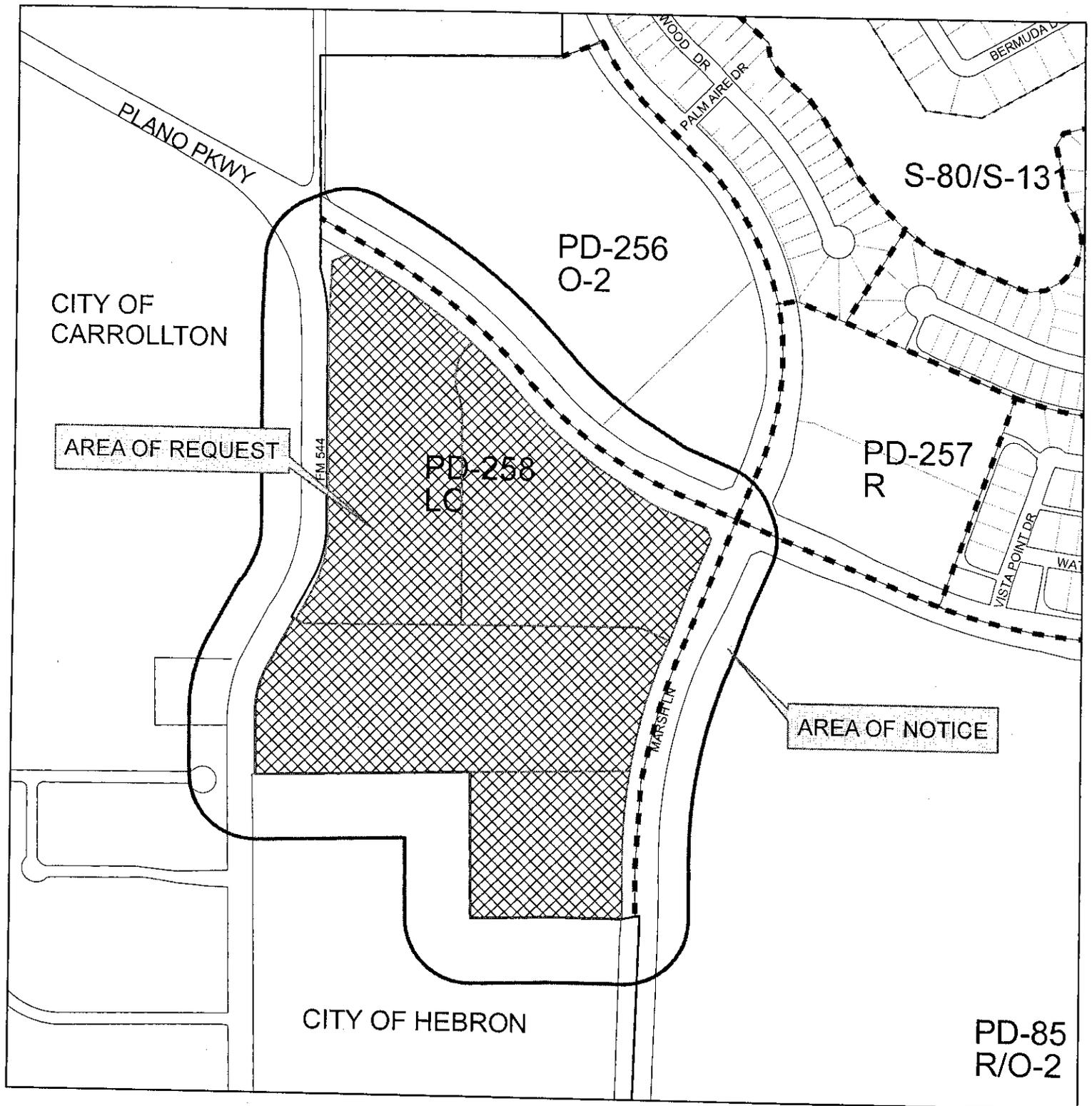
The current zoning of this property is Planned Development-258-Light Commercial (PD-258-LC). A planned development district provides the ability to amend use, height, setback, and other development standards at the time of zoning to promote innovative design and better development controls appropriate to both off and onsite conditions. The Light Commercial district is intended to provide for a wide array of retail, office, and service uses to meet the needs of local residents and businesses. PD-258-LC contains one development stipulation which requires provision of any necessary fire station or water tower site.

At the time of the zoning, on August 25, 1980, the locations of fire stations and water towers in southwest Plano had not been finalized. Staff has confirmed with other departments that these planned development provisions for public facilities are no longer required. The city has obtained adequate property within the area to meet the current and anticipated future demands for fire stations and water towers.

This request proposes to remove the stipulation for a fire station or water tower site. It does not propose to change the underlying Light Commercial zoning.

**RECOMMENDATION:**

Recommended for approval as submitted.



Zoning Case #: 2006-14

Existing Zoning: PLANNED DEVELOPMENT-258-LIGHT COMMERCIAL



○ 200' Notification Buffer

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-14. The property is on four lots on 44.2± acres at the southwest corner of Marsh Lane and Plano Parkway. The requested zoning is Light Commercial.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-14.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-14.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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\_\_\_\_\_

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

Carl Westcott  
Name (Please Print)

[Signature]  
Signature

5.1595 Acres  
Address

6-20-06  
Date

Plano PKwy. 544 Business Park  
EH

REPLY FORM

RECEIVED  
JUN 16 2006  
PLANNING DEPT.

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-14. The property is on four lots on 44.1± acres at the southwest corner of Marsh Lane and Plano Parkway. The requested zoning is Light Commercial.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-14.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-14.

This item will be heard on July 5, 2006, 7:00 p.m. at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

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\_\_\_\_\_

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

BARBARA R. STAFF  
Name (Please Print)

Barbara R. Staff  
Signature

2601 MARSH LN. UNIT #44  
Address PLANO 75093

6/14/06  
Date

EH

REPLY FORM

RECEIVED  
JUN 13 2006  
PLANNING DEPT

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2006-14. The property is on four lots on 44. ± acres at the southwest corner of Marsh Lane and Plano Parkway. The requested zoning is Light Commercial.

**\*\*\*PLEASE TYPE OR USE BLACK INK\*\*\***

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-14.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2006-14.

This item will be heard on **July 5, 2006, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed zoning change. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

Five horizontal lines for providing written comments.

By signing this letter, I declare I am the owner or authorized agent of the property at the address written below.

James L. + Meretta A. Seago  
Name (Please Print)

James L. Seago Meretta A. Seago  
Signature

1601 Marsh Ln #194  
Address  
Plano, TX 75093-8458

6/19/06  
Date

EH

CITY OF PLANO  
PLANNING & ZONING COMMISSION

July 5, 2006

**Agenda Item No. 10**

**Public Hearing - Replat:** R. C. Clark Addition, Phase Two, Block A, Lot 1R

**Applicant:** Plano I.S.D.

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**DESCRIPTION:**

A public school recreational facility on one lot on 64.6± acres located on the south side of Seabrook Drive at Stadium Drive. Zoned Planned Development-329-Community Center. Neighborhood #21.

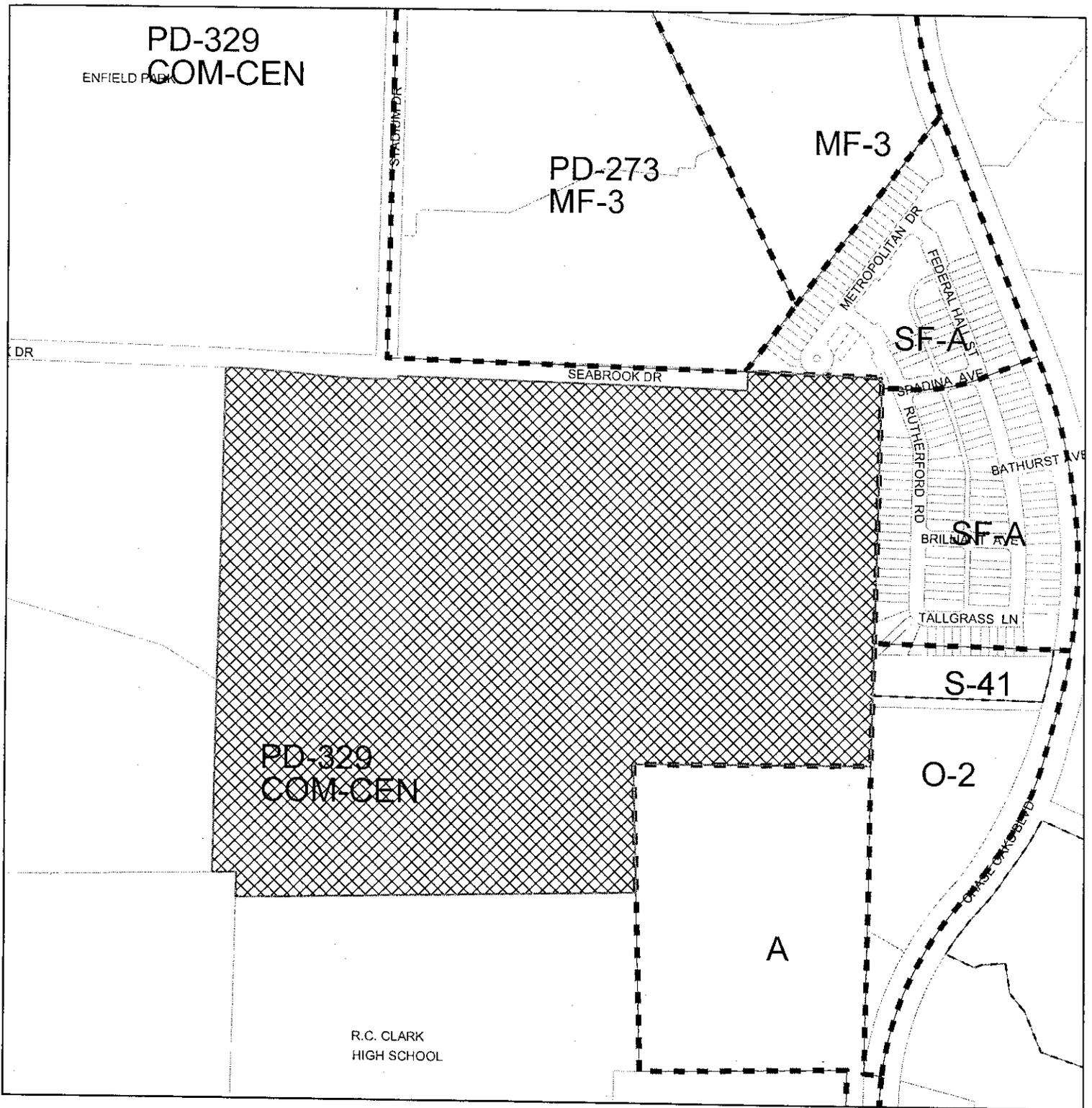
**REMARKS:**

The purpose of the replat is to add additional easements for water and utility service.

**RECOMMENDATIONS:**

Recommended for approval as submitted.

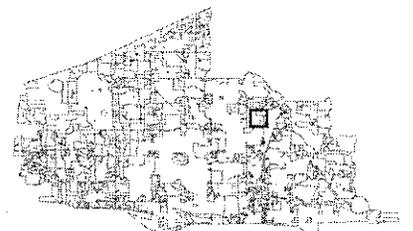
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Item Submitted: REPLAT

Title: R.C. CLARK ADDITION PHASE TWO  
BLOCK A, LOT 1R

Zoning: PLANNED DEVELOPMENT-329-  
COMMUNITY CENTER



○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

July 5, 2006

**Agenda Item No. 11**

**Public Hearing - Replat:** EDS Plano Command Center, Block R, Lots 2R & 3

**Applicant:** EDS Information Services, LLC

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**DESCRIPTION:**

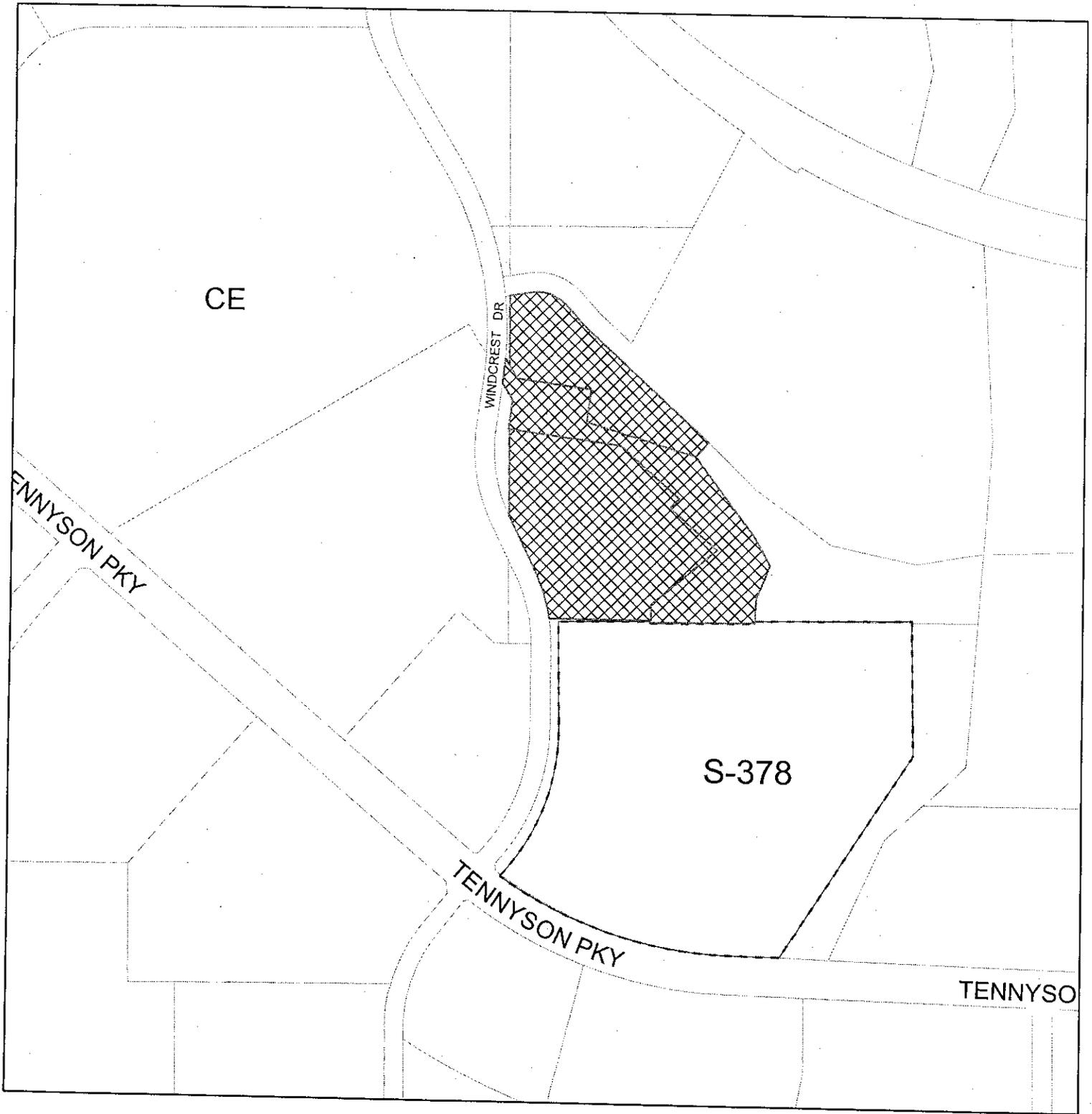
Two agricultural lots on 12.3± acres located on the east side of Windcrest Drive, 800± feet north of Tennyson Parkway. Zoned Commercial Employment. Neighborhood #16.

**REMARKS:**

The purpose of the replat is to modify the lot line of Lot 2R to align with the existing fence and plat previously unplatted property creating Lot 3 and adding to Lot 2R.

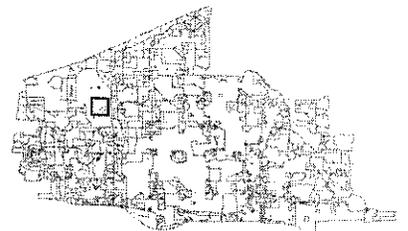
**RECOMMENDATIONS:**

Recommended for approval as submitted.



Item Submitted: REPLAT

Title: EDS PLANO COMMAND CENTER  
BLOCK R, LOTS 2R & 3



Zoning: COMMERCIAL EMPLOYMENT

○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

July 5, 2006

**Agenda Item No. 12**

**Public Hearing - Preliminary Replat & Revised Site Plan:** Grainger Addition,  
Block 1, Lot 1R

**Applicant:** W.W. Grainger, Inc.

---

**DESCRIPTION:**

A warehouse/distribution center on one lot on 2.5± acres located on the north side of Plano Parkway, 415± feet east of Jupiter Road. Zoned Light Industrial-1. Neighborhood #68.

**REMARKS:**

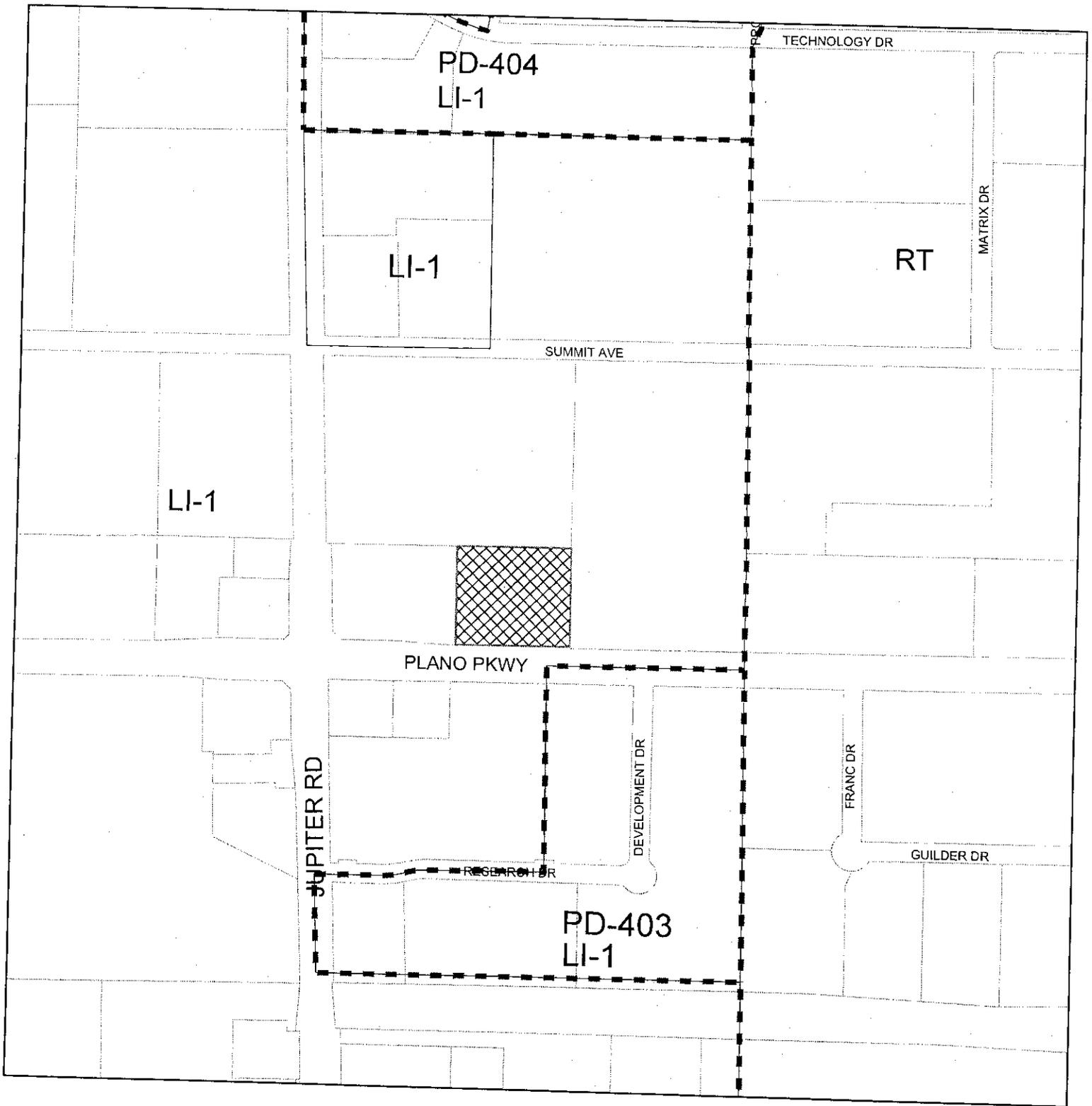
The purpose for the replat is to revise the fire lane, access, and utility easements.

The purpose for the revised site plan is to expand the existing building and accommodate additional parking.

**RECOMMENDATIONS:**

Preliminary Replat: Recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

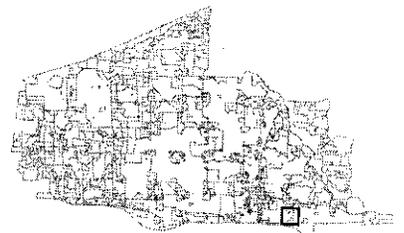
Revised Site Plan: Recommended for approval as submitted.



Item Submitted: REPLAT & REVISED SITE PLAN

Title: GRAINGER ADDITION  
BLOCK 1, LOT 1R

Zoning: LIGHT INDUSTRIAL-1



○ 200' Notification Buffer





CITY OF PLANO  
PLANNING & ZONING COMMISSION

July 5, 2006

**Agenda Item No. 13**

**Request to Call a Public Hearing:** Consideration of Automobile Leasing and Renting Use

**Applicant:** Quine & Associates, Inc.

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**DESCRIPTION:**

Request to call a public hearing to consider the definition of automobile leasing and renting, the zoning districts in which automobile leasing and renting should be allowed, and how the use should be allowed.

**REMARKS:**

Per the attached letter, Mr. Sandgarten is asking the Commission to consider whether or not automobile leasing/renting is an appropriate use within the Retail (R) district. Automobile leasing and renting is defined by the Zoning Ordinance as storage, leasing, or renting of automobiles, motorcycles, and light load vehicles. The R district is primarily intended to provide areas for neighborhood, local, and regional shopping facilities for the retail sales of goods and services including convenience stores, shopping centers, and regional malls but not including wholesaling or warehousing.

Currently, the use is allowed in R by right only as an accessory use to other automobile related uses and is subject to Residential Adjacency Standards. The applicant wishes to modify the Zoning Ordinance to allow the use by specific use permit while maintaining the Residential Adjacency Standards but removing the requirement for leasing/renting of automobiles to be an accessory use.

As part of this request, staff recommends calling the public hearing broadly to include the definition of automobile leasing and renting and consideration of other districts, so that we may provide more comprehensive feedback to the Commission if this issue is considered as a zoning case.

**RECOMMENDATIONS:**

Recommended that the Commission call a public hearing to further consider the definition of automobile leasing and renting, the zoning districts in which automobile leasing and renting should be allowed, and how the use should be allowed.



# Quine & Associates, Inc.

Retail Property Specialists  
Texas Real Estate Broker

June 27, 2006

Planning and Zoning Commission  
City of Plano  
P.O. Box 860358  
Plano, TX 75086

RE: REQUEST FOR SPECIAL USE PERMIT  
Plaza On Legacy  
4140 Legacy Drive  
Plano, TX

Dear Members:

I'm a Real Estate Broker representing the owner of the Plaza On Legacy Shopping Center. We are discussing with a prospective automobile rental tenant about leasing space in the shopping center. Presently automobile leasing / renting is zoned R-24 which only allows auto leasing as a secondary use to automobile and related uses.

This large national automobile leasing company and the owner of the Plaza On Legacy are requesting you look at and review the auto leasing/renting for a "special use permit" to allow automobile renting in this center. We will be happy to present the benefits of this use to you and the citizens of Plano at the next Planning and Zoning meeting scheduled to be held at 7 p.m. on Wednesday, July 3.

We are looking forward to working with you. Please give me a call at 972-669-8440 if you have any questions.

Thank you.

Sincerely,

Alan Sandgarten  
Assistant Vice President  
Texas Real Estate Broker

cc: Scott Head

U:\MyFiles\Plaza on Legacy\auto rent-plano-sup.wpd

301 S. SHERMAN ST. • SUITE 100 • RICHARDSON, TEXAS 75081-4176  
972-669-8440 • METRO 817-267-2149  
FAX 972-783-8901 • www.quine.com

CITY OF PLANO  
PLANNING & ZONING COMMISSION

July 5, 2006

**Agenda Item No. 14**

**Request to Call a Public Hearing:** Correction of an Error Regarding Helistop Use in the Central Business-1 and Commercial Employment Zoning Districts

**Applicant:** City of Plano

---

**DESCRIPTION:**

Request to call a public hearing to correct an error regarding helistop use within the Central Business-1 and Commercial Employment zoning districts.

**REMARKS:**

It has recently come to the attention of staff that there are inaccuracies within the Schedule of Permitted Uses (Subsection 2.502) of the Zoning Ordinance relating to helistop use. There are two uses relating to helicopters in the Zoning Ordinance, heliport and helistop. A heliport is defined as an area of land or water or a structural surface which is used, or intended for use, for the landing and taking off of helicopters, and any appurtenant areas which are used, or intended for use for heliport buildings and other heliport facilities. A helistop is defined as the same as a heliport, except that no refueling, maintenance, repairs, or storage of helicopters is permitted. Clearly a heliport is a more intense use than a helistop, since it allows refueling, maintenance, storage, and repairs.

For helistop use, all zoning districts appear to have accurate information with the exception of the Central Business-1 (CB-1) and Commercial Employment (CE) districts. Currently, the ordinance reads as follows:

Use	Commercial Employment (CE)	Central Business-1 (CB-1)
Helistop (4)	Allowed by Specific Use Permit	Allowed by Specific Use Permit
Heliport/Airport (4)	6	6

The designation '(4)' references Subsection 3.106, Heliports, Helistops, and Airports, which enumerates specific requirements for these uses. The designation '6' references the statement "heliport allowed by right; airport allowed by specific use permit" (SUP). Within both districts, the requirement for an SUP for helistop is illogical since a heliport is a more intense use, but is allowed by right.

Staff then referenced the 1986 Zoning Ordinance, since it is the last comprehensive Zoning Ordinance update, and found that it included helistop by right and heliport as currently designated in CB-1 and CE, which makes more sense. We then researched zoning cases over the past 20 years and did not find any zoning cases that would have changed this designation. Therefore, it is our assumption that the use designation was inadvertently changed at some point and should be as adopted as it was in 1986. Because the entire ordinance has been readopted twice since that time (once for format and grammar changes in 2004 and once for storm water changes in 2006), the error was incorporated into the ordinance and cannot be changed administratively by staff. We are asking that the Planning & Zoning Commission call a public hearing to correct this error.

**RECOMMENDATIONS:**

Recommended that the Planning & Zoning Commission call a public hearing to correct an error regarding helistop use within the Central Business-1 and Commercial Employment zoning districts.