

**PLANNING & ZONING COMMISSION**

**PLANO MUNICIPAL CENTER**

**1520 K AVENUE**

**June 4, 2007**

<b>ITEM NO.</b>	<b>EXPLANATION</b>	<b>ACTION TAKEN</b>
	<p><b>6:30 p.m. - Dinner - Planning Conference Room 2E</b></p> <p><b>7:00 p.m. - Regular Meeting - Council Chambers</b></p> <p><b>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.</b></p> <p><b>1</b> Call to Order/Pledge of Allegiance</p> <p><b>2</b> Approval of Agenda as Presented</p> <p><b>3</b> Approval of Minutes - May 21, 2007, Planning &amp; Zoning Commission Meeting.</p> <p><b>4</b> <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><b>5a</b> <b>Preliminary Site Plan:</b> Chisholm Place Retail, Block A, Lots 3R &amp; 5 - Mini-warehouse development on two lots on 7.1± acres located generally at the southeast corner of Park Boulevard and Alma Drive. Zoned Corridor Commercial. Neighborhood #58. <b>Applicant: Litwin &amp; Company, Inc.</b></p> <p><b>5b</b> <b>Revised Site Plan:</b> Fowler Middle School, Block A, Lot 1 - Public secondary school on one lot on 20.5± acres located at the northwest corner of McDermott Road and Enchanted Ridge Drive. Zoned Single-Family Residence-7. Neighborhood #2. <b>Applicant: Plano Independent School District</b></p>	

<p><b>5c BT</b></p>	<p><b>Preliminary Site Plan:</b> Haggard Square Retail Center, Block A, Lots 6R &amp; 11R - Retail and restaurant on two lots on 7.7± acres located at the southeast corner of State Highway 121 and Ohio Drive. Zoned Regional Commercial. Neighborhood #1. <b>Applicant: Greenstreet Properties LLC</b></p>
<p><b>5d BT</b></p>	<p><b>Final Plat:</b> The Harvard Addition, Block A, Lot 6 - 222 independent living units on one lot on 6.9± acres located on the west side of Ohio Drive, 920± feet north of Spring Creek Parkway. Zoned Planned Development-101-Retail/General Office-2. Neighborhood #17. <b>Applicant: Plano Conservatory Ltd.</b></p>
<p><b><u>END OF CONSENT AGENDA</u></b></p>	
<p><b><u>PUBLIC HEARINGS</u></b></p>	
<p><b>6 TE</b></p>	<p><b>Public Hearing:</b> Zoning Case 2007-11 - Request to establish appropriate zoning for 7.7± acres located on the southeast side of Country Club Drive, across El Santo Road, 1,600± feet east of Los Rios Boulevard. The potential zoning may be residential or nonresidential. Zoned General Office with Specific Use Permit #13 for Country Club and Private Club. <b>Applicant: City of Plano</b></p>
<p><b>7 TF</b></p>	<p><b>Public Hearing:</b> Zoning Case 2007-12 - Request for a Specific Use Permit for a Day Care Center on one lot on 6.7± acres located south of the intersection of Eagle Pass and Lookout Trail. Zoned Single-Family Residence-7. <b>Applicant: Plano Independent School District</b></p>
<p><b>8 TF</b></p>	<p><b>Public Hearing:</b> Zoning Case 2007-13 - Request for a Specific Use Permit for a Day Care Center on one lot on 8.0± acres located at the southwest corner of Eldorado Drive and Nevada Drive. Zoned Single-Family Residence-7. <b>Applicant: Plano Independent School District</b></p>
<p><b>9 EH</b></p>	<p><b>Public Hearing – Preliminary Replat &amp; Revised Site Plan:</b> Stream Data Center, Block A, Lot 2R - Medical offices on one lot on 9.8± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment. Neighborhood #16. <b>Applicant: Harrod Properties</b></p>
<p><b><u>END OF PUBLIC HEARINGS</u></b></p>	
<p><b>10 EH</b></p>	<p><b>Revised Site Plan:</b> A.H. Meadows Elementary School, Block A, Lot 1R - Public school on one lot on 8.7± acres located at the southeast corner of 18th Street and Rigsbee Drive. Zoned Single-Family Residence-7. Neighborhood #61. <b>Applicant: Plano Independent School District</b></p>
<p><b>11</b></p>	<p><b>Items for Future Discussion</b> - The Planning &amp; Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p>

**ACCESSIBILITY STATEMENT**

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.

**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

JUNE 4, 2007

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**Agenda Item No. 5a**

**Preliminary Site Plan:** Chisholm Place Retail, Block A, Lots 3R & 5

**Applicant:** Litwin & Company, Inc.

Mini-warehouse development on two lots on 7.1± acres located generally at the southeast corner of Park Boulevard and Alma Drive. Zoned Corridor Commercial. Neighborhood #58.

Recommended for approval as submitted.

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**Agenda Item No. 5b**

**Revised Site Plan:** Fowler Middle School, Block A, Lot 1

**Applicant:** Plano Independent School District (PISD)

Public secondary school on one lot on 20.5± acres located at the northwest corner of McDermott Road and Enchanted Ridge Drive. Zoned Single-Family Residence-7. Neighborhood #2.

The purpose of this revised site plan is to remove temporary parking spaces that were added in 2006 when the school was being used as a high school.

Recommended for approval as submitted.

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**Agenda Item No. 5c**

**Preliminary Site Plan:** Haggard Square Retail Center, Block A, Lots 6R & 11R

**Applicant:** Greenstreet Properties LLC

Retail and restaurant on two lots on 7.7± acres located at the southeast corner of State Highway 121 and Ohio Drive. Zoned Regional Commercial. Neighborhood #1.

Recommended for approval as submitted.

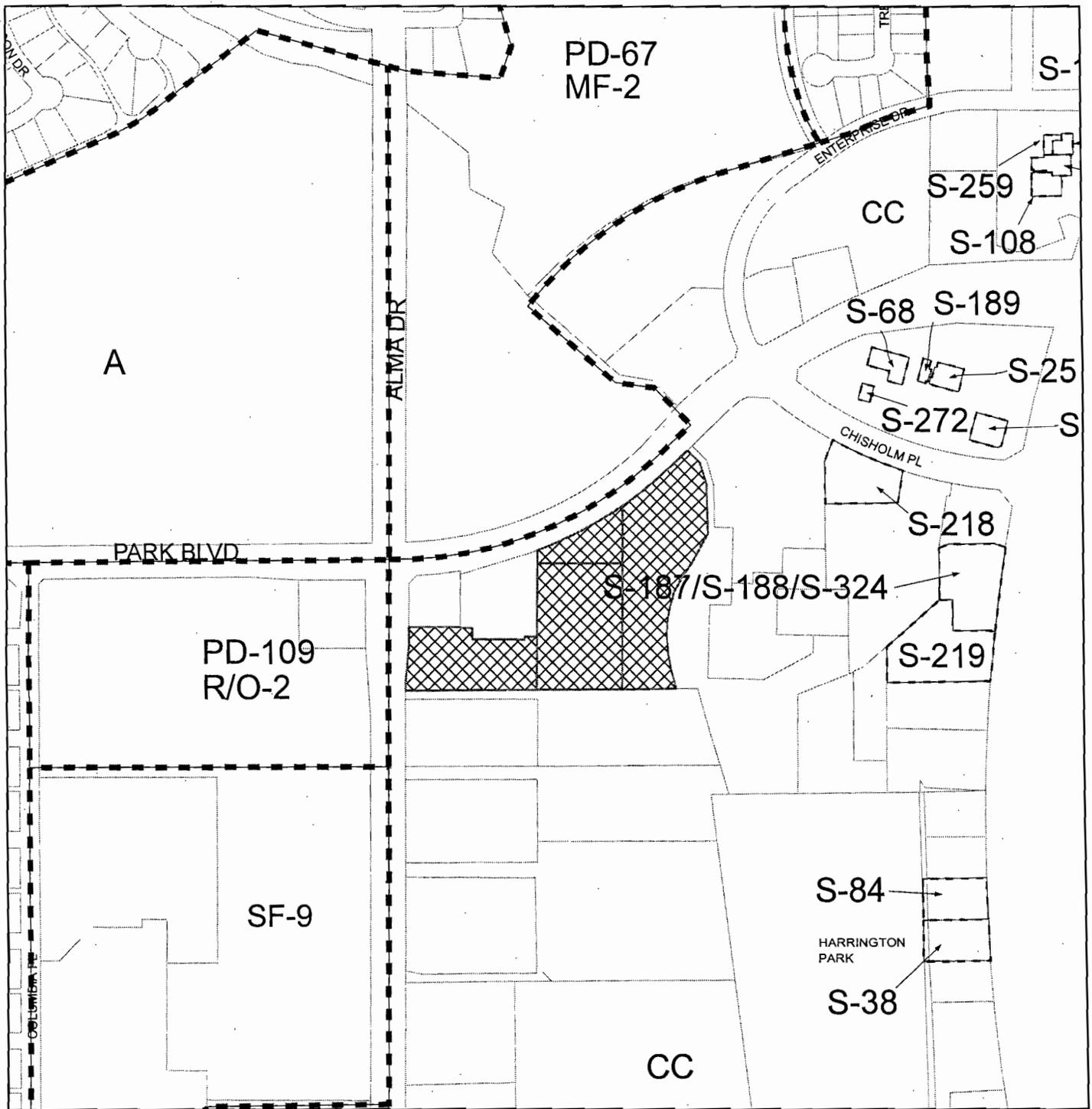
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**Agenda Item No. 5d**  
**Final Plat:** The Harvard Addition, Block A, Lot 6  
**Applicant:** Plano Conservatory Ltd.

222 independent living units on one lot on 6.9± acres located on the west side of Ohio Drive, 920± feet north of Spring Creek Parkway. Zoned Planned Development-101-Retail/General Office-2. Neighborhood #17.

Recommended for approval as submitted.

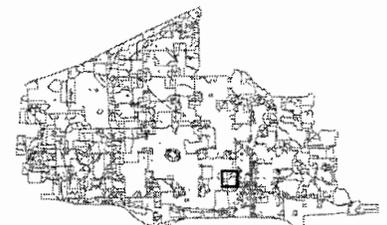
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Item Submitted: PRELIMINARY SITE PLAN

Title: CHISHOLM PLACE RETAIL BLOCK A, LOTS 3R & 5

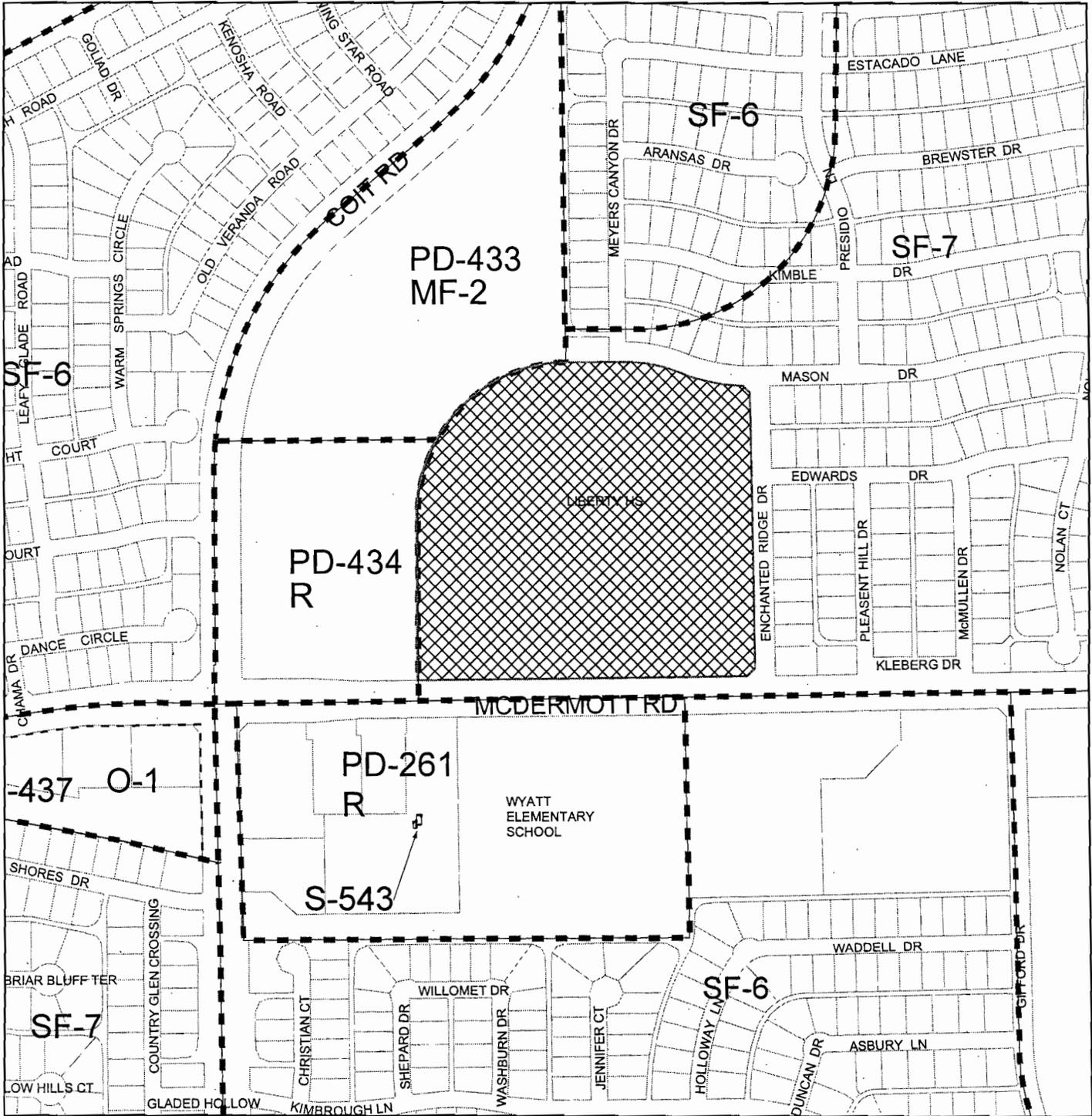
Zoning: CORRIDOR COMMERCIAL



○ 200' Notification Buffer



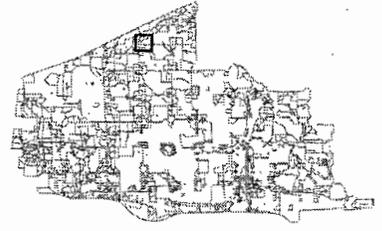




Item Submitted: REVISED SITE PLAN

Title: FOWLER MIDDLE SCHOOL  
BLOCK A, LOT 1

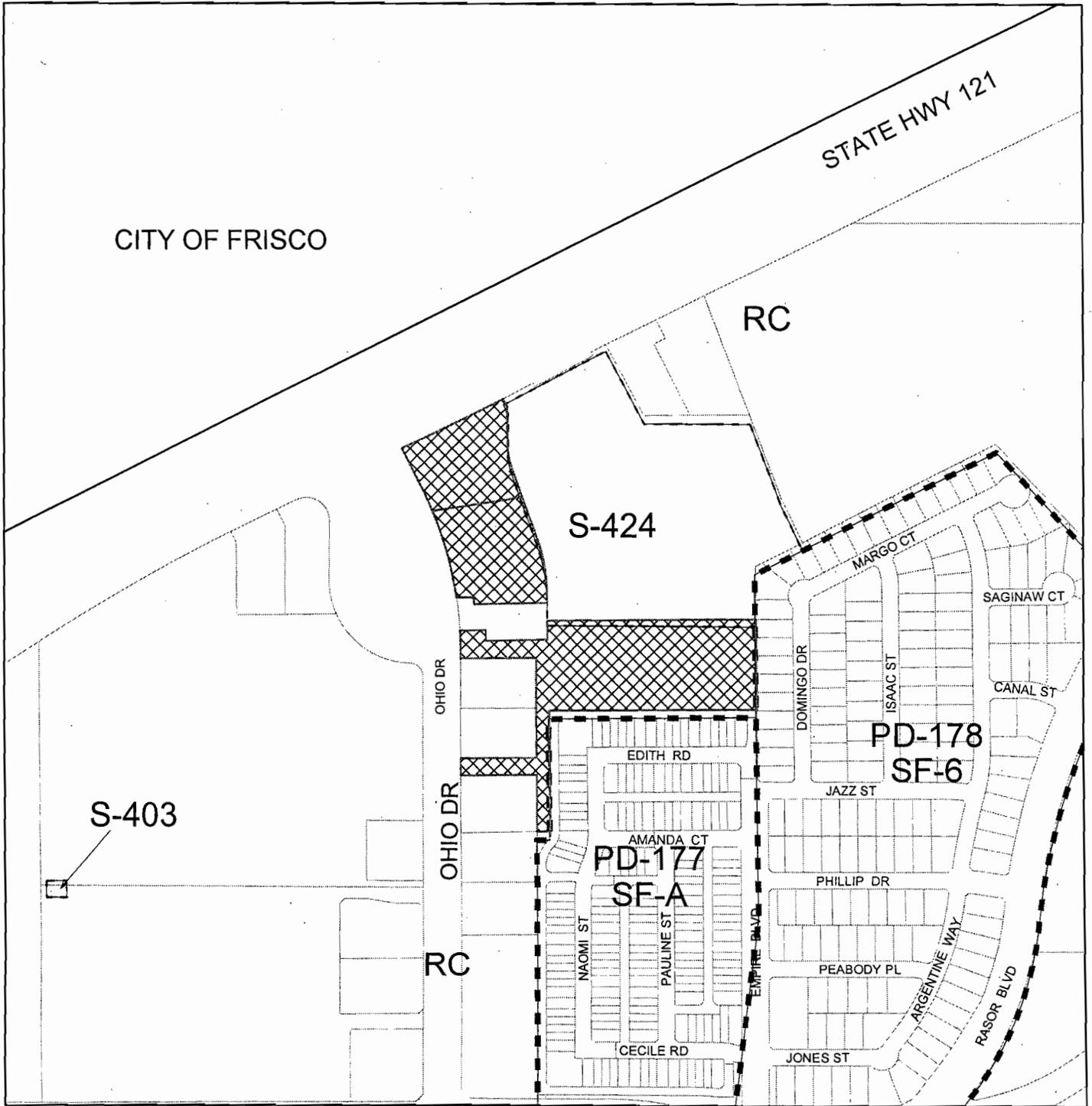
Zoning: SINGLE-FAMILY RESIDENCE-7



○ 200' Notification Buffer



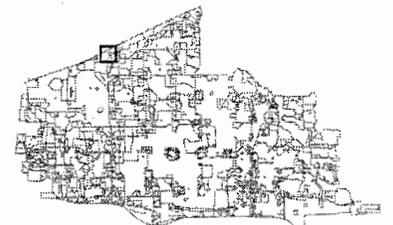




Item Submitted: PRELIMINARY SITE PLAN

Title: HAGGAR SQUARE RETAIL CENTER  
BLOCK A, LOTS 6R & 11R

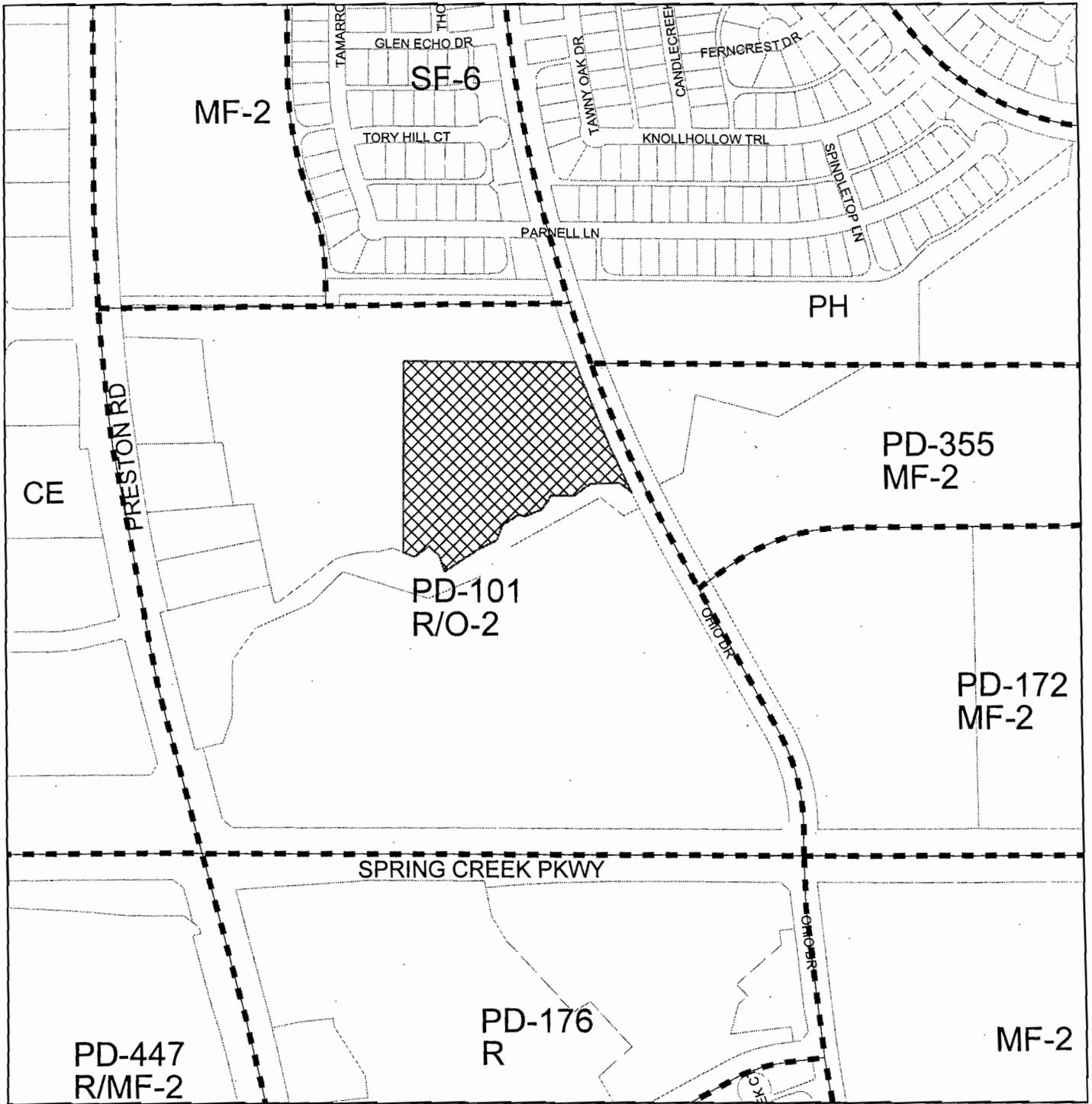
Zoning: REGIONAL COMMERCIAL



○ 200' Notification Buffer



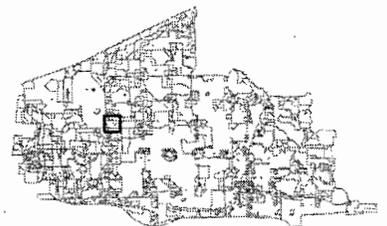




Item Submitted: FINAL PLAT

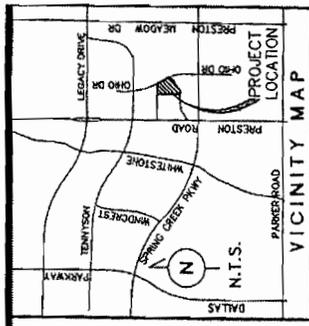
Title: THE HARVARD ADDITION  
BLOCK A, LOT 6

Zoning: PLANNED DEVELOPMENT-101-RETAIL/  
GENERAL OFFICE



○ 200' Notification Buffer





THE CITY OF DALLAS, TEXAS, HAS REVIEWED THIS SURVEY AND FINDS IT TO BE IN ACCORDANCE WITH THE CITY CODE AND ORDINANCES. THE CITY ENGINEER HAS REVIEWED THIS SURVEY AND FINDS IT TO BE IN ACCORDANCE WITH THE CITY CODE AND ORDINANCES.

NOTES: THE SURVEYOR HAS REVIEWED THE RECORD SURVEY AND FINDS IT TO BE IN ACCORDANCE WITH THE CITY CODE AND ORDINANCES. THE SURVEYOR HAS REVIEWED THE RECORD SURVEY AND FINDS IT TO BE IN ACCORDANCE WITH THE CITY CODE AND ORDINANCES.

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**FINAL PLAT**  
**LOT 6 - BLOCK A**  
**THE HARVARD ADDITION**  
 BEING ALL OF CONVEYANCE LOT 6, BLOCK A, THE HARVARD ADDITION  
 PLAT RECORDS, COLLIN COUNTY, TEXAS  
**0.8894 ACRES OF LAND**  
**JESSE STIFF SURVEY-ABSTRACT NO. 793**  
 CITY OF PLANO  
 COLLIN COUNTY, TEXAS  
 JUNE 1, 2007

**OHIO (85' RIGHT-OF-WAY) DRIVE**

**LOT 6 - BLOCK A**  
**THE HARVARD ADDITION**  
**0.8894 AC.**  
**300,102 SQ. FT.**  
**BLOCK A**  
**CONVEYANCE PLAT**  
**THE HARVARD ADDITION**  
**CABINET A, SLIDE 10, PRCT**

**12.7254 AC.**  
**LOT 7**  
**BLOCK A**  
**CONVEYANCE PLAT**  
**THE HARVARD ADDITION**  
**CABINET A, SLIDE 10, PRCT**  
**PART OF LOT 6**  
**HARVARD ADDITION**  
**P. N. C. C. V.**

FEDERAL EMERGENCY MANAGEMENT AGENCY  
 NATIONAL FLOOD INSURANCE PROGRAM  
 FLOOD INSURANCE RATE MAP  
 FIRM NO. 13003C0010  
 EFFECTIVE DATE 08/17/03  
 FLOOD ZONE: X-1  
 FLOOD ELEVATION: 876.2  
 FLOOD ELEVATION INTERVAL: 1.0

350' TEXAS POWER & LIGHT COMPANY EASEMENT

JESSE STIFF SURVEY - ABSTRACT NO. 793

MINIMUM FINISH FLOOR ELEVATION 866.5

MINIMUM FINISH FLOOR ELEVATION 871.0

MINIMUM FINISH FLOOR ELEVATION 872.4

**WHITE ROCK TRIBUTARY 0890**

**WHITE ROCK**

-BOUNDARY CURVE TABLE-

NO.	BEARS	DELTA	ARC	CH. BEARINGS	CHORD
C1	3472.774	27.840	134.86	S 87°01'18" W	134.10
C2	3536.258	27.840	134.86	S 87°01'18" W	134.10
C3	3600.742	27.840	134.86	S 87°01'18" W	134.10
C4	3665.226	27.840	134.86	S 87°01'18" W	134.10
C5	3729.710	27.840	134.86	S 87°01'18" W	134.10
C6	3794.194	27.840	134.86	S 87°01'18" W	134.10
C7	3858.678	27.840	134.86	S 87°01'18" W	134.10
C8	3923.162	27.840	134.86	S 87°01'18" W	134.10
C9	3987.646	27.840	134.86	S 87°01'18" W	134.10
C10	4052.130	27.840	134.86	S 87°01'18" W	134.10
C11	4116.614	27.840	134.86	S 87°01'18" W	134.10
C12	4181.098	27.840	134.86	S 87°01'18" W	134.10
C13	4245.582	27.840	134.86	S 87°01'18" W	134.10
C14	4310.066	27.840	134.86	S 87°01'18" W	134.10
C15	4374.550	27.840	134.86	S 87°01'18" W	134.10
C16	4439.034	27.840	134.86	S 87°01'18" W	134.10
C17	4503.518	27.840	134.86	S 87°01'18" W	134.10
C18	4568.002	27.840	134.86	S 87°01'18" W	134.10
C19	4632.486	27.840	134.86	S 87°01'18" W	134.10
C20	4696.970	27.840	134.86	S 87°01'18" W	134.10
C21	4761.454	27.840	134.86	S 87°01'18" W	134.10
C22	4825.938	27.840	134.86	S 87°01'18" W	134.10
C23	4890.422	27.840	134.86	S 87°01'18" W	134.10
C24	4954.906	27.840	134.86	S 87°01'18" W	134.10
C25	5019.390	27.840	134.86	S 87°01'18" W	134.10
C26	5083.874	27.840	134.86	S 87°01'18" W	134.10
C27	5148.358	27.840	134.86	S 87°01'18" W	134.10
C28	5212.842	27.840	134.86	S 87°01'18" W	134.10
C29	5277.326	27.840	134.86	S 87°01'18" W	134.10
C30	5341.810	27.840	134.86	S 87°01'18" W	134.10
C31	5406.294	27.840	134.86	S 87°01'18" W	134.10
C32	5470.778	27.840	134.86	S 87°01'18" W	134.10
C33	5535.262	27.840	134.86	S 87°01'18" W	134.10
C34	5599.746	27.840	134.86	S 87°01'18" W	134.10
C35	5664.230	27.840	134.86	S 87°01'18" W	134.10
C36	5728.714	27.840	134.86	S 87°01'18" W	134.10
C37	5793.198	27.840	134.86	S 87°01'18" W	134.10
C38	5857.682	27.840	134.86	S 87°01'18" W	134.10
C39	5922.166	27.840	134.86	S 87°01'18" W	134.10
C40	5986.650	27.840	134.86	S 87°01'18" W	134.10
C41	6051.134	27.840	134.86	S 87°01'18" W	134.10
C42	6115.618	27.840	134.86	S 87°01'18" W	134.10
C43	6180.102	27.840	134.86	S 87°01'18" W	134.10
C44	6244.586	27.840	134.86	S 87°01'18" W	134.10
C45	6309.070	27.840	134.86	S 87°01'18" W	134.10
C46	6373.554	27.840	134.86	S 87°01'18" W	134.10
C47	6438.038	27.840	134.86	S 87°01'18" W	134.10
C48	6502.522	27.840	134.86	S 87°01'18" W	134.10
C49	6567.006	27.840	134.86	S 87°01'18" W	134.10
C50	6631.490	27.840	134.86	S 87°01'18" W	134.10
C51	6695.974	27.840	134.86	S 87°01'18" W	134.10
C52	6760.458	27.840	134.86	S 87°01'18" W	134.10
C53	6824.942	27.840	134.86	S 87°01'18" W	134.10
C54	6889.426	27.840	134.86	S 87°01'18" W	134.10
C55	6953.910	27.840	134.86	S 87°01'18" W	134.10
C56	7018.394	27.840	134.86	S 87°01'18" W	134.10
C57	7082.878	27.840	134.86	S 87°01'18" W	134.10
C58	7147.362	27.840	134.86	S 87°01'18" W	134.10
C59	7211.846	27.840	134.86	S 87°01'18" W	134.10
C60	7276.330	27.840	134.86	S 87°01'18" W	134.10
C61	7340.814	27.840	134.86	S 87°01'18" W	134.10
C62	7405.298	27.840	134.86	S 87°01'18" W	134.10
C63	7469.782	27.840	134.86	S 87°01'18" W	134.10
C64	7534.266	27.840	134.86	S 87°01'18" W	134.10
C65	7598.750	27.840	134.86	S 87°01'18" W	134.10
C66	7663.234	27.840	134.86	S 87°01'18" W	134.10
C67	7727.718	27.840	134.86	S 87°01'18" W	134.10
C68	7792.202	27.840	134.86	S 87°01'18" W	134.10
C69	7856.686	27.840	134.86	S 87°01'18" W	134.10
C70	7921.170	27.840	134.86	S 87°01'18" W	134.10
C71	7985.654	27.840	134.86	S 87°01'18" W	134.10
C72	8050.138	27.840	134.86	S 87°01'18" W	134.10
C73	8114.622	27.840	134.86	S 87°01'18" W	134.10
C74	8179.106	27.840	134.86	S 87°01'18" W	134.10
C75	8243.590	27.840	134.86	S 87°01'18" W	134.10
C76	8308.074	27.840	134.86	S 87°01'18" W	134.10
C77	8372.558	27.840	134.86	S 87°01'18" W	134.10
C78	8437.042	27.840	134.86	S 87°01'18" W	134.10
C79	8501.526	27.840	134.86	S 87°01'18" W	134.10
C80	8566.010	27.840	134.86	S 87°01'18" W	134.10
C81	8630.494	27.840	134.86	S 87°01'18" W	134.10
C82	8694.978	27.840	134.86	S 87°01'18" W	134.10
C83	8759.462	27.840	134.86	S 87°01'18" W	134.10
C84	8823.946	27.840	134.86	S 87°01'18" W	134.10
C85	8888.430	27.840	134.86	S 87°01'18" W	134.10
C86	8952.914	27.840	134.86	S 87°01'18" W	134.10
C87	9017.398	27.840	134.86	S 87°01'18" W	134.10
C88	9081.882	27.840	134.86	S 87°01'18" W	134.10
C89	9146.366	27.840	134.86	S 87°01'18" W	134.10
C90	9210.850	27.840	134.86	S 87°01'18" W	134.10
C91	9275.334	27.840	134.86	S 87°01'18" W	134.10
C92	9339.818	27.840	134.86	S 87°01'18" W	134.10
C93	9404.302	27.840	134.86	S 87°01'18" W	134.10
C94	9468.786	27.840	134.86	S 87°01'18" W	134.10
C95	9533.270	27.840	134.86	S 87°01'18" W	134.10
C96	9597.754	27.840	134.86	S 87°01'18" W	134.10
C97	9662.238	27.840	134.86	S 87°01'18" W	134.10
C98	9726.722	27.840	134.86	S 87°01'18" W	134.10
C99	9791.206	27.840	134.86	S 87°01'18" W	134.10
C100	9855.690	27.840	134.86	S 87°01'18" W	134.10

-ACCESS EASEMENT & PINE LAKE CURVE TABLE-

NO.	BEARS	DELTA	ARC	CH. BEARINGS	CHORD
1	30.00	28.041	11.60	S 87°11'42" W	11.28
2	44.00	27.178	17.89	S 79°04'18" W	17.78
3	76.00	23.704	41.58	S 72°26'14" W	41.58
4	74.00	11.784	18.94	S 85°47'32" W	18.94
5	78.00	00.174	73.98	S 71°18'33" W	73.98
6	74.00	30.234	81.25	S 84°28'38" W	81.25
7	148.00	00.234	144.50	S 82°30'33" W	144.50
8	44.00	00.700	86.12	S 44°11'33" W	86.12
9	44.00	00.700	86.12	S 44°11'33" W	86.12
10	44.00	00.700	86.12	S 44°11'33" W	86.12
11	30.00	81.421	28.01	S 89°47'02" W	28.01
12	30.00	49.178	22.87	S 89°47'02" W	22.87
13	44.00	00.700	86.12	S 44°11'33" W	86.12
14	44.00	00.700	86.12	S 44°11'33" W	86.12
15	44.00	00.700	86.12	S 44°11'33" W	86.12
16	30.00	31.724	10.88	S 89°18'07" E	10.88
17	30.00	00.272	22.86	S 89°18'07" E	22.86
18	113.10	18.789	33.84	S 10°30'54" W	33.84
19	30.00	21.044	7.37	S 09°11'07" W	7.37
20	30.00	00.284	21.29	S 09°11'07" E	21.29
21	30.00	21.179	6.13	S 79°04'18" E	6.13
22	30.00	00.284	21.29	S 09°11'07" E	21.29
23	44.00	00.232	20.59	S 24°49'48" E	20.59
24	100.00	79.474	26.89	S 09°11'07" E	26.89
25	100.00	11.671	26.89	S 09°11'07" E	26.89
26	100.00	11.671	26.89	S 09°11'07" E	26.89
27	78.00	00.178	71.79	S 71°18'33" E	71.79
28	18.00	30.232	82.31	S 84°28'38" E	82.31
29	18.00	00.178	71.79	S 71°18'33" E	71.79
30	18.00	00.178	71.79	S 71°18'33" E	71.79
31	30.00	00.700	86.12	S 44°11'33" E	86.12
32	30.00	00.700	86.12	S 44°11'33" E	86.12
33	30.00	00.700	86.12	S 44°11'33" E	86.12
34	44.00	00.232	20.59	S 24°49'48" E	20.59
35	44.00	00.232	20.59	S 24°49'48" E	20.59
36	44.00	00.232	20.59	S 24°49'48" E	20.59
37	44.00	00.232	20.59	S 24°49'48" E	20.59
38	44.00	00.232	20.59	S 24°49'48" E	20.59
39	44.00	00.232	20.59	S 24°49'48" E	20.59
40	44.00	00.232	20.59	S 24°49'48" E	20.59
41	44.00	00.232	20.59	S 24°49'48" E	20.59
42	44.00	00.232	20.59	S 24°49'48" E	20.59
43	44.00	00.232	20.59	S 24°49'48" E	20.59
44	44.00	00.232	20.59	S 24°49'48" E	20.59
45	44.00	00.232	20.59	S 24°49'48" E	20.59
46	44.00	00.232	20.59	S 24°49'48" E	20.59
47	44.00	00.232	20.59	S 24°49'48" E	20.59
48	44.00	00.232	20.59	S 24°49'48" E	20.59
49	44.00	00.232	20.59	S 24°49'48" E	20.59
50	44.00	00.232	20.59	S 24°49'48" E	20.59
51	44.00	00.232	20.59	S 24°49'48" E	20.59
52	44.00	00.232	20.59	S 24°49'48" E	20.59
53	44.00	00.232	20.59	S 24°49'48" E	20.59
54	44.00	00.232	20.59	S 24°49'48" E	20.59
55	44.00	00.232	20.59	S 24°49'48" E	20.59
56	44.00	00.232	20.59	S 24°49'48" E	20.59
57	44.00	00.232	20.59	S 24°49'48" E	20.59
58	44.00	00.232	20.59	S 24°49'48" E	20.59
59	44.00	00.232	20.59	S 24°49'48" E	20.59
60	44.00	00.232	20.59	S 24°49'48" E	20.59
61	44.00	00.232	20.59	S 24°49'48" E	20.59
62	44.00	00.232	20.59	S 24°49'48" E	20.59
63	44.00	00.232	20.59	S 24°49'48" E	20.59
64	44.00	00.232	20.59	S 24°49'48" E	20.59
65	44.00	00.232	20.59	S 24°49'48" E	20.59
66	44.00	00.232	20.59	S 24°49'48" E	20.59
67	44.00	00.232	20.59	S 24°49'48" E	20.59
68	44.00	00.232	20.59	S 24°49'48" E	20.59
69	44.00	00.232	20.59	S 24°49'	

CITY OF PLANO  
PLANNING & ZONING COMMISSION

June 4, 2007

**Agenda Item No. 6**

**Public Hearing:** Zoning Case 2007-11

**Applicant:** City of Plano

---

**DESCRIPTION:**

Request to establish appropriate zoning for 7.7± acres located on the southeast side of Country Club Drive, across El Santo Road, 1,600± feet east of Los Rios Boulevard. Neighborhood #51. The potential zoning may be residential or nonresidential. Zoned General Office with Specific Use Permit #13 for Country Club and Private Club.

The area of the request is the clubhouse facilities lot of the Los Rios Country Club. The property is currently zoned for General Office with Specific Use Permit #13 for Country Club and Private Club (Private) (O-2 w/SUP-13) and is used as a country club. 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. The property is developed with a clubhouse, four tennis courts, a swimming pool, and includes approximately three acres of open area that is undeveloped but on the same lot. The request does not include the golf course itself, which is zoned Agricultural with Specific Use Permit #9 for a Country Club.

**HISTORY:**

The existing zoning for the clubhouse and golf course properties was established in 1972, along with the rezoning for the entire residential and retail area known as Los Rios. The City Council, at the time, designated the clubhouse property as Office with an SUP for a country club and private club. The golf course itself was zoned Agricultural with an SUP for a country club. The records for the zoning case do not indicate why Office zoning was chosen for the clubhouse property. It may be that residential zoning districts at that time did not allow either clubhouses or private clubs. Since that time, much of the residential property in the area was rezoned to Single-Family-7 Residence (SF-7) with a limited amount of Single-Family-9 Residence (SF-9), Patio Home (PH), Single-Family Residence Attached (SF-A) and Two-Family Residence (Duplex) (2F) zoning in addition to the General Office (O-2) zoning for the area of this request.

**Zoning Case 2006-25** In August 2006, the property owner filed a rezoning petition for 4.0± acres of the clubhouse property to rezone it from O-2 to SF-A. The intent of the request was to permit townhouse development of the four-acre tract in conjunction with the adjacent SF-A zoned tract. After further review and conversations with staff, the petition was amended to include the entire O-2 zoned property, and the zoning case was re-noticed for the October 16, 2006, Planning & Zoning Commission meeting. The Commission recommended denial of the rezoning petition. The property owner did not appeal the denial recommendation to City Council.

**Call for Public Hearing** On April 2, 2007, the Commission called a public hearing to establish appropriate zoning for the area of this request. The Commission thought it was appropriate to revisit the appropriate zoning for the clubhouse property.

**REMARKS:**

The purpose of this zoning case, initiated by the Planning & Zoning Commission, is to establish appropriate zoning for the Los Rios Country Club property. The potential zoning may be residential or nonresidential. The request does not include the golf course property. SUP #13 for Country Club and Private Club will remain in place and is not a part of this request.

**Surrounding Land Use and Zoning**

To the north, there is a 3.8± acre tract zoned SF-A that is undeveloped. A preliminary site plan for this SF-A property, Las Palmas Addition, was approved by the Planning & Zoning Commission on February 19, 2007. The preliminary site plan indicated 38 SF-A residential lots and two open space lots. Beyond the SF-A property to the north is an existing subdivision of patio homes zoned Planned Development-55-Patio Home. To the east and south, is the existing Los Rios golf course which is operated in conjunction with the country club and is zoned Agricultural. To the west, the property is zoned SF-9 and is developed with single family residences. To the northwest, across Country Club Drive, the property is zoned SF-7 and is also developed with single-family residences.

**Conformance to the Comprehensive Plan**

**Future Land Use Plan** - The Future Land Use Plan designates this property as Residential (R). The current O-2 zoning is not in conformance with the Future Land Use Plan. The Future Land Use Plan does not distinguish residential development as to low, medium, or high density use. The plan states specifically that the residential designation is left flexible because the city desires to develop attractive, inclusive, and cohesive residential neighborhoods with a mix of housing opportunities. Any residential zoning district, therefore, would be in conformance with the Future Land Use Plan.

**Adequacy of Public Facilities** - Water and sanitary sewer services are available.

**Policy Statement: Rezoning to Meet Demand** - This policy statement establishes ten guidelines for rezoning nonresidential properties to residential zoning, as follows:

1. A property must be physically appropriate (in terms of size, dimensions, and shape) for residential use;
2. The area to be rezoned is an extension of a residential neighborhood and is not separated from the neighborhood by a thoroughfare of Type C or larger;
3. The area is not affected by adverse environmental conditions such as noise, light fumes, or related nuisances;
4. The proposed rezoning or text amendment conforms to the objectives and strategies of the Land Use and Housing Elements of the Comprehensive Plan;
5. The rezoning would not result in a shortage of land required for neighborhood retail or service uses;
6. The rezoning or text amendments would not jeopardize the land areas considered prime for future economic expansion;
7. The rezoning or text amendments would not result in residual tracts that are inconsistent with the Comprehensive Plan;
8. The resulting conversion to residential use would provide for an appropriate transition between residential and nonresidential uses.
9. The rezoning or text amendment is clearly consistent with the intent of reducing the overall impact of zoning imbalance on the city's Land Use System; and
10. Consider the impact that the proposed rezoning would have on existing public service facilities (schools, parks, streets, etc.).

This tract is within an existing neighborhood with a variety of residential zoning districts including SF-9, SF-7, PH, SF-A, and 2F. The size and topography of the tract is physically appropriate for development for residential use, and can accommodate street and lot layout for any of the area's residential zoning districts. The tract is not along major regional corridors or contiguous with other areas of nonresidential development; therefore, rezoning the tract to residential would not jeopardize land areas considered prime for economic development.

### **Effect of Residential Zoning on Current Use**

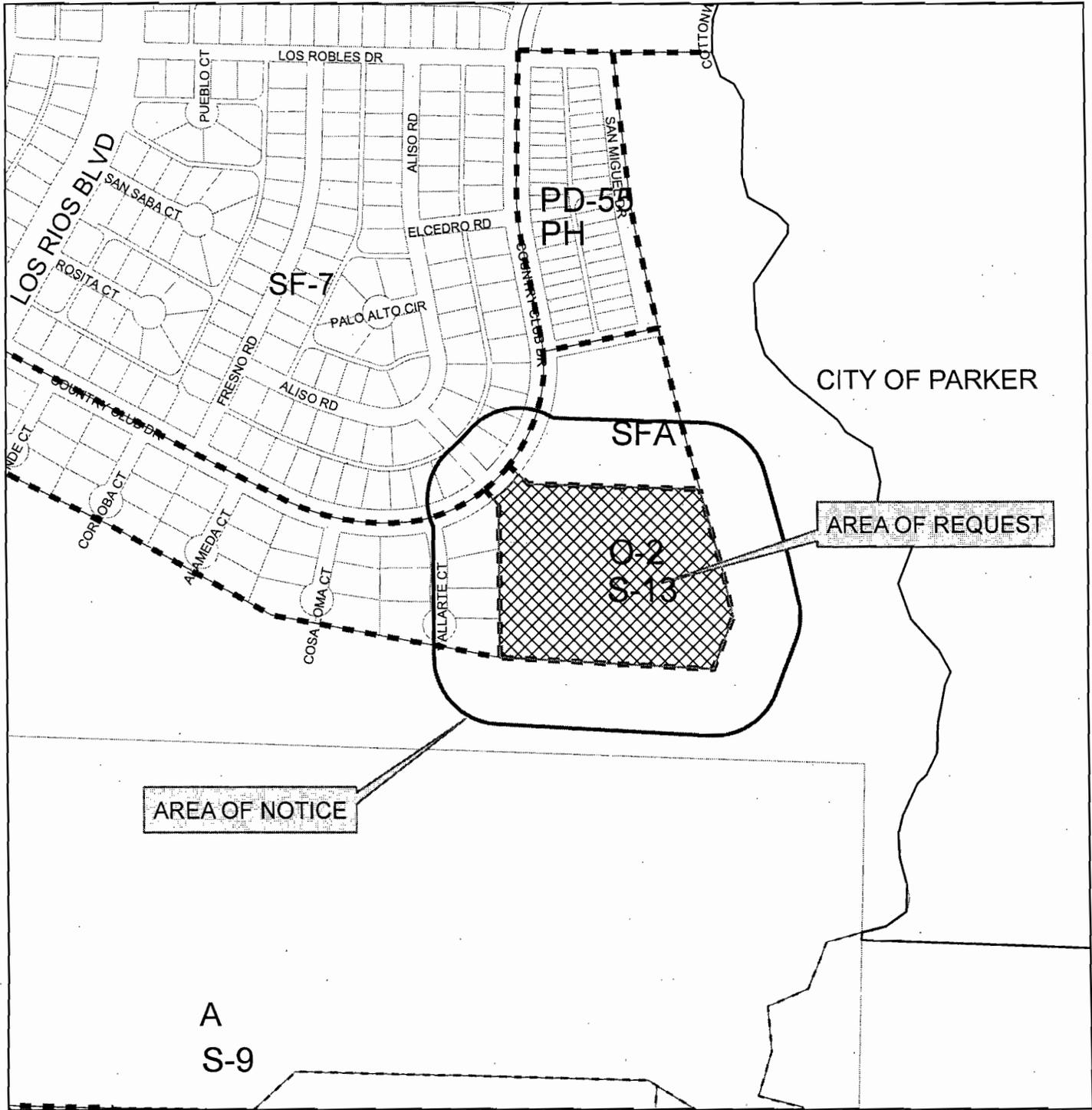
Country Club/Golf Course (Private) use is permitted with approval of an SUP in residential zoning districts. Private Club use is not normally permitted within residential zoning districts; however, a private club may be approved by SUP in residential zoning districts if associated with Country Club/Golf Course use. This request does not propose to rescind the existing SUP for Country Club and Private Club; therefore, rezoning the property to a residential classification would not create a nonconforming use.

**SUMMARY:**

The Future Land Use Plan designates the area of the request as Residential. The property is physically appropriate for residential development, and is consistent with the Rezoning to Meet Demand policy statement of the Land Use Element of the Comprehensive Plan. The Los Rios area contains a variety of residential zoning district classifications, any of which may be developed on this property given its size and configuration.

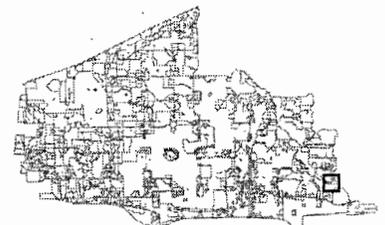
**RECOMMENDATION:**

Recommended that the property be rezoned to a residential zoning classification.



Zoning Case #: 2007-11

Existing Zoning: GENERAL OFFICE  
w/SPECIFIC USE PERMIT #13



○ 200' Notification Buffer



REPLY FORM

RECEIVED

MAY 17 2007

PLANNING DEPT.

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-11. This is a request to establish appropriate zoning for 7.7± acres located on the southeast side of Country Club Drive, across El Santo Road, 1,600± feet east of Los Rios Boulevard. Neighborhood #51. The purpose of this zoning case, initiated by the Planning & Zoning Commission, is to establish appropriate zoning for the Los Rios Country Club property. The potential zoning may be residential or nonresidential. The request does not include the golf course property.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-11.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-11.

This item will be heard on **June 4, 2007, 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.

Donna Kay Holley  
Name (Please Print)

Kay Holey  
Signature

1916 Country Club Dr  
Address

5-15-07  
Date

TE

REPLY FORM

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

RECEIVED  
MAY 18 2007  
PLANNING DEPT.



Dear Commissioners:

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

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I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-11.

This item will be heard on June 4, 2007, 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

Steve Elliston

Name (Please Print)

Steve Elliston

Signature

1701 Vallarta Court

Address

75074

5/15/07

Date

TE

RECEIVED  
MAY 24 2007  
PLANNING DEPT

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-11. This is a request to establish appropriate zoning for 7.7± acres located on the southeast side of Country Club Drive, across El Santo Road, 1,600± feet east of Los Rios Boulevard. Neighborhood #51. The purpose of this zoning case, initiated by the Planning & Zoning Commission, is to establish appropriate zoning for the Los Rios Country Club property. The potential zoning may be residential or nonresidential. The request does not include the golf course property.

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

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This item will be heard on **June 4, 2007, 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.

FOR - IF IT'S RESIDENTIAL

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

GEORGE O. STEVENS  
Name (Please Print)

George O. Stevens  
Signature

4333 COUNTRY CLUB DR.  
Address PLANO, TX 75074

5/23/07  
Date

TE

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-11. This is a request to establish appropriate zoning for 7.7± acres located on the southeast side of Country Club Drive, across El Santo Road, 1,600± feet east of Los Rios Boulevard. Neighborhood #51. The purpose of this zoning case, initiated by the Planning & Zoning Commission, is to establish appropriate zoning for the Los Rios Country Club property. The potential zoning may be residential or nonresidential. The request does not include the golf course property.

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I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-11.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-11.

This item will be heard on June 4, 2007, 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 only in favor of changing the zoning from C2 to residential similar to the rest of Plano's country clubs.

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

POLLY + TIM ECKERT  
Name (Please Print)

*Tim Eckert*  
*Polly Eckert*  
Signature

*Shank8.*

1708 Vallante Ct.  
Address  
Plano

May 30, 2007  
Date

TE

CITY OF PLANO  
PLANNING & ZONING COMMISSION

June 4, 2007

**Agenda Item No. 7**

**Public Hearing:** Zoning Case 2007-12

**Applicant:** Plano Independent School District (PISD)

---

**DESCRIPTION:**

Request for a Specific Use Permit for a Day Care Center on one lot on 6.7± acres located south of the intersection of Eagle Pass and Lookout Trail. Zoned Single-Family Residence-7.

**HISTORY:**

The subject property is a 6.7± acre tract located south of the intersection of Eagle Pass and Lookout Trail. PISD acquired the property during 1977 for a future elementary school, when the surrounding residential area was being developed. Around that time, the City of Plano acquired the adjacent 6.9± acres to the south for a neighborhood park site, presently known as Clearview Park.

The PISD property remained undeveloped until 2002, when PISD opened the Pearson Early Childhood School. The school was originally constructed as an Early Childhood School and there have been no additions to the school since it opened in 2002. The students are pre-school age, ranging from three to five years old.

**REMARKS:**

The requested zoning is a Specific Use Permit (SUP) for a Day Care Center. A day care center is defined as a facility providing care, training, education, custody, treatment, or supervision for 13 or more children for less than 24 hours per day. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

Day care centers require approval of a specific use permit within any single-family residential zoning district. However, an exception to this requirement is for worship facilities which are allowed to have a day care center by right when operated by and contained within the building complex of the worship facility. An SUP may be granted to non-profit or for-profit entities.

PISD intends to construct an approximate 10,500 square foot addition onto the existing school building (42,000 sq. ft.) in order to operate a day care center for employees of PISD. There are 100 students estimated to be accommodated within the day care center, ranging from infant (six weeks) to five years of age.

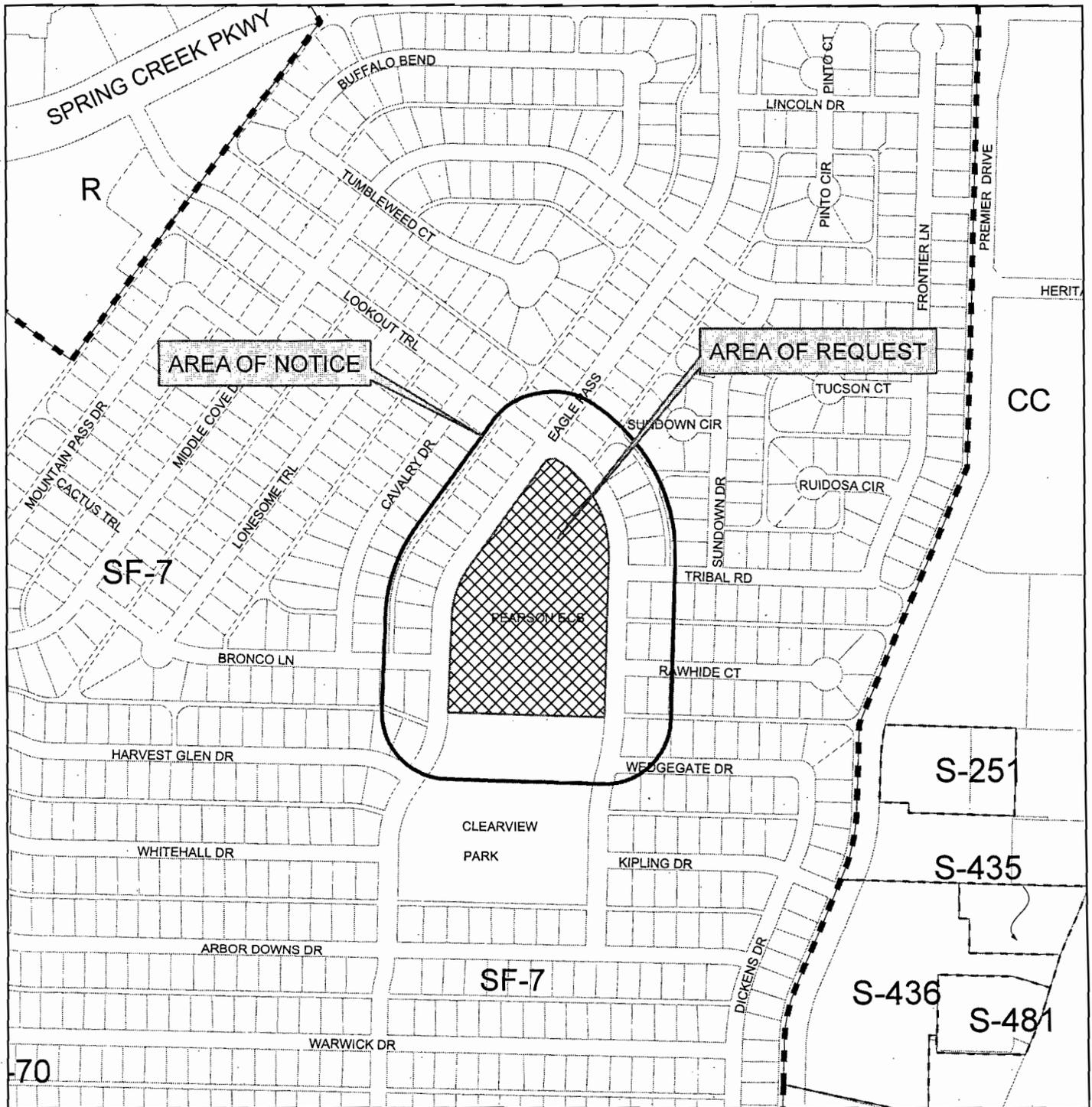
The conceptual drawing included with this SUP request has been submitted for informational purposes only and not for technical review. A site plan will be required at a later date demonstrating compliance with technical zoning requirements subject to review and approval by the City, should the requested SUP be granted.

The conceptual drawing demonstrates that the requested use and proposed building addition can be accommodated on the existing school property. General on-site circulation and passenger loading and unloading areas are adequate. The subject property has access from Eagle Pass and Lookout Trail, both collector streets. Student drop-off and pick-up times will vary depending upon the work schedules of the parents of children who will attend the proposed day care center. The varying times are directly associated with different workday start and end times for the various types of schools (i.e. elementary, middle, and high schools) and other PISD facilities. The proposed day care center is not within 300 feet of gasoline pumps or underground storage tanks.

Additionally, the conceptual drawing demonstrates that sufficient outdoor play space can be provided on site to satisfy the minimum 65 square feet of outdoor play space per child requirement, as required by the Zoning Ordinance. The adjacent neighboring public park is also available for outdoor play.

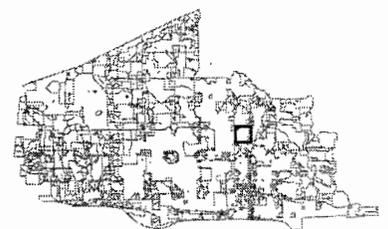
**RECOMMENDATION:**

Recommended for approval as submitted.



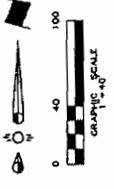
Zoning Case #: 2007-12

Existing Zoning: SINGLE-FAMILY RESIDENCE-7



○ 200' Notification Buffer





**Curve Data Chart**

Station	Curve Data	Station	Curve Data
1+00.00	R=300.00° L=180.00° T=86.84° C=180.00°	11+00.00	R=300.00° L=180.00° T=86.84° C=180.00°
2+00.00	R=300.00° L=180.00° T=86.84° C=180.00°	12+00.00	R=300.00° L=180.00° T=86.84° C=180.00°
3+00.00	R=300.00° L=180.00° T=86.84° C=180.00°	13+00.00	R=300.00° L=180.00° T=86.84° C=180.00°
4+00.00	R=300.00° L=180.00° T=86.84° C=180.00°	14+00.00	R=300.00° L=180.00° T=86.84° C=180.00°
5+00.00	R=300.00° L=180.00° T=86.84° C=180.00°	15+00.00	R=300.00° L=180.00° T=86.84° C=180.00°
6+00.00	R=300.00° L=180.00° T=86.84° C=180.00°	16+00.00	R=300.00° L=180.00° T=86.84° C=180.00°
7+00.00	R=300.00° L=180.00° T=86.84° C=180.00°	17+00.00	R=300.00° L=180.00° T=86.84° C=180.00°
8+00.00	R=300.00° L=180.00° T=86.84° C=180.00°	18+00.00	R=300.00° L=180.00° T=86.84° C=180.00°
9+00.00	R=300.00° L=180.00° T=86.84° C=180.00°	19+00.00	R=300.00° L=180.00° T=86.84° C=180.00°
10+00.00	R=300.00° L=180.00° T=86.84° C=180.00°	20+00.00	R=300.00° L=180.00° T=86.84° C=180.00°

NOTE: 1. Iron Pins Shall Be Set At All Block Corners, P.C., P.T., 1/2" Iron Pins Shall Be Set At All Other Lot Corners.

NOTE: 2. The portion of this addition by means and bounds is a section of City Subdivision Ordinance and State Public Utility Act and shall be subject to the recording of utility and building certificates.

SHEET 1 OF 1  
ZONING EXHIBIT  
ZONING CASE 2007-12

# TOWN WEST SCHOOL ADDITION

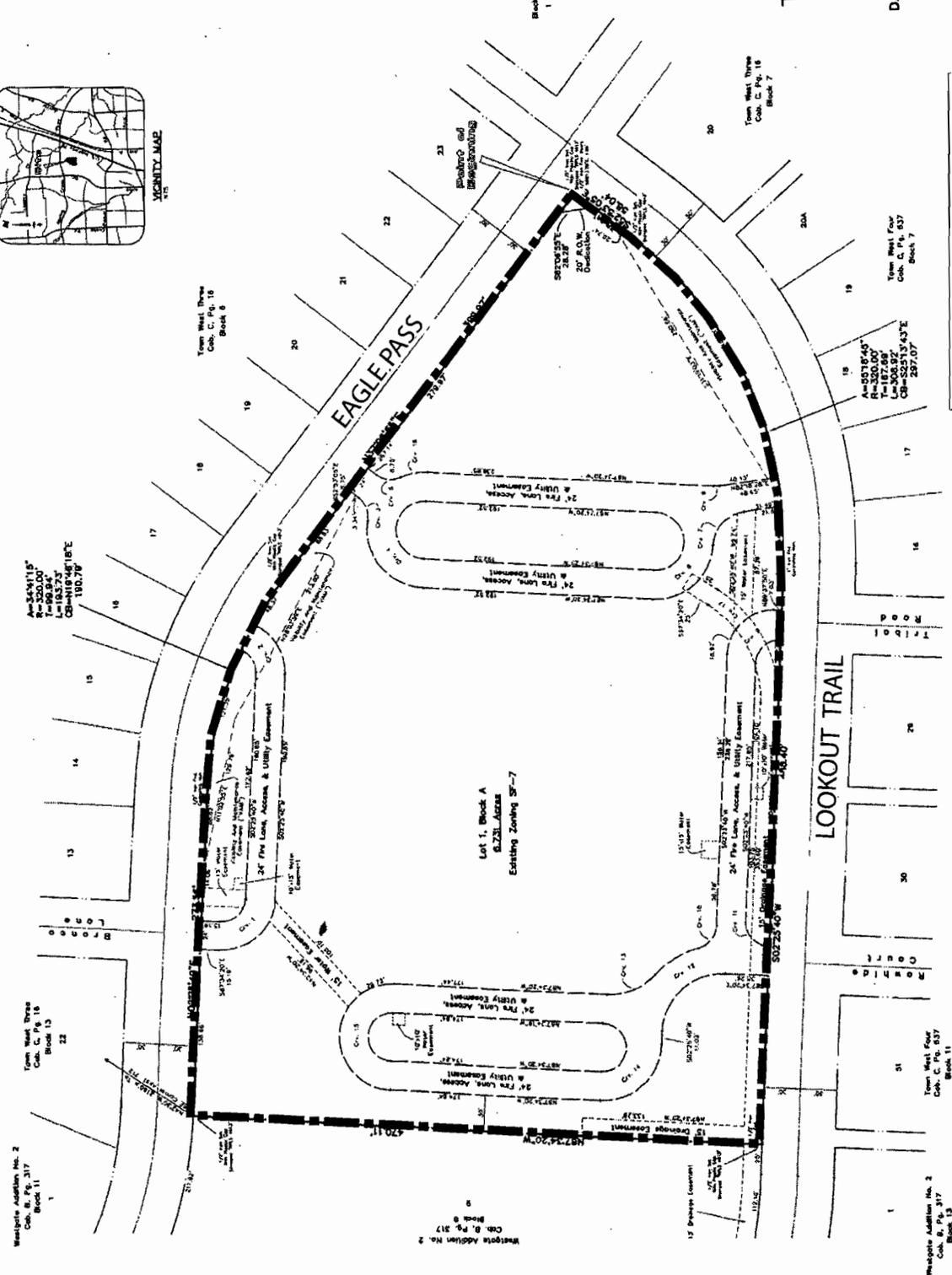
## LOT 1, BLOCK A

situated in the  
DANIEL ROWLETT SURVEY ~ ABSTRACT 738  
PLANO, COLLIN COUNTY, TEXAS

**ENGINEER**  
J.L.L. Engineering  
111 East Engineering  
Amen, Texas 75003  
Telephone 972.358-1733  
FAX 972.358-1822

**DRAWN**  
Plano Independent School District  
Abstract 738  
Plano, Texas 75073  
Telephone 972.319-8282

April 23, 2007



NOTICE: Approved of the zoning case associated with this exhibit shall not imply approval of any rezoning or other action by the City Council or Planning & Zoning Commission and/or City Council action on this matter shall be subject to the Commission's action on an action appropriate from action taken on this zoning case.

Managers Addition No. 2  
Cob. C. Pg. 317  
Block 11

Managers Addition No. 2  
Cob. C. Pg. 317  
Block 9

Managers Addition No. 2  
Cob. C. Pg. 317  
Block 11

Managers Addition No. 2  
Cob. C. Pg. 317  
Block 11

Managers Addition No. 2  
Cob. C. Pg. 317  
Block 9

Managers Addition No. 2  
Cob. C. Pg. 317  
Block 7

Managers Addition No. 2  
Cob. C. Pg. 317  
Block 18



ARCHITECTS  
 NIK Architects  
 111 Corporate Blvd, 300  
 Suite 1000  
 Arlington, Texas 76010  
 817 633 1600

CIVIL  
 RLK Engineering, LLC  
 11111 West Loop South, Suite 1000  
 Houston, TX 77040  
 281 488 1100

LANDSCAPE  
 GARDEN, REMEDIATION, INC.  
 11111 West Loop South, Suite 1000  
 Houston, TX 77040  
 281 488 1100

STRUCTURAL  
 MWH Structures  
 3244 L. L. ROBERTS BLVD. 501  
 PLANO, TEXAS 75063  
 972 782 2179

M.E.P.  
 Best, Maki, Benson & Co.  
 11111 West Loop South, Suite 1000  
 Houston, TX 77040  
 281 488 1100

50%  
 REVIEW

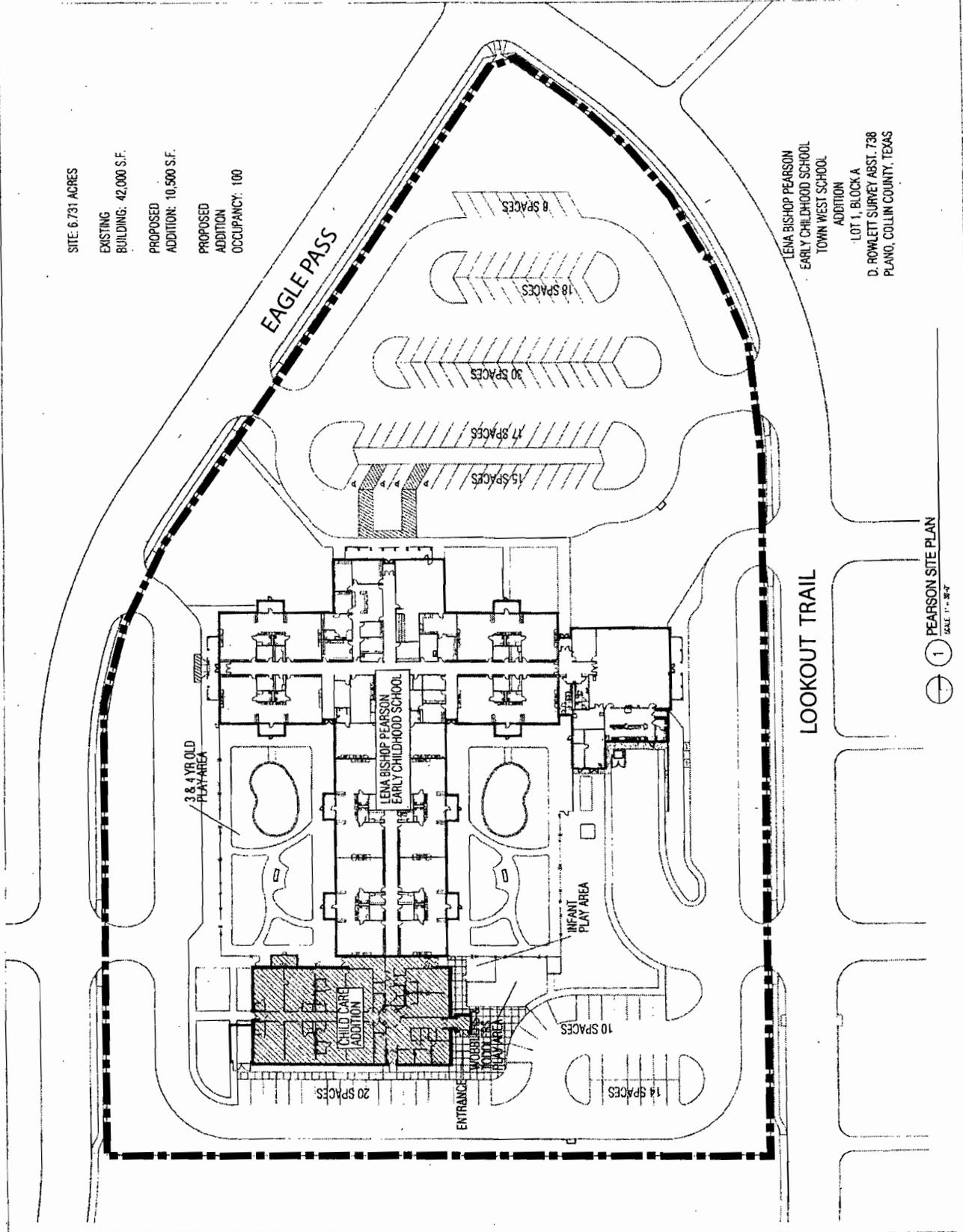
EMPLOYEE CHILD CARE ADDITIONS TO  
 EARLY CHILDHOOD SCHOOLS  
 BEATY AND PEARSON  
 PLANO INDEPENDENT SCHOOL DISTRICT  
 TEXAS

DATE: 05/27/2007  
 DRAWN BY: JLD  
 CHECKED BY: JLD  
 PROJECT NO.: 070707001

PEARSON SITE PLAN  
 CONCEPT PLAN  
 MAY 27, 2007

2719.00  
 SHEET NO.  
 A1.2

SITE: 6.731 ACRES  
 EXISTING  
 BUILDING: 42,000 S.F.  
 PROPOSED  
 ADDITION: 10,500 S.F.  
 PROPOSED  
 ADDITION  
 OCCUPANCY: 100



LENA BISHOP PEARSON  
 EARLY CHILDHOOD SCHOOL  
 TOWN WEST SCHOOL  
 ADDITION  
 LOT 1, BLOCK A  
 D. ROWLETT SURVEY ABST. 738  
 PLANO, COLLIN COUNTY, TEXAS

1 PEARSON SITE PLAN  
 SCALE: 1" = 20'

RECEIVED

MAY 21 2007

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-12. The property is on one lot on 6.7± acres located south of the intersection of Eagle Pass and Lookout Trail. The requested zoning is for a Specific Use Permit (SUP) for Day Care Center. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established for such use.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-12.

This item will be heard on **June 4, 2007, 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.

Bruce A. Larson  
Name (Please Print)  
PLANO ISD  
6600 ALMA DR. PLANO 75023  
Address

[Signature]  
Signature  
5/17/07  
Date

TF

REPLY FORM

RECEIVED  
MAY 21 2007  
PLANNING DEPT.

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-12. The property is on one lot on 6.7± acres located south of the intersection of Eagle Pass and Lookout Trail. The requested zoning is for a Specific Use Permit (SUP) for Day Care Center. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established for such use.

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

I am **FOR** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-12.

I am **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-12.

This item will be heard on **June 4, 2007, 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.

*Since the daycare would draw people from all over the district, this will create an inordinate amount of increased traffic on our already crowded little streets - it will add to an already hazardous condition where only one car can get by at a time with cars parked on both sides of these streets!*

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

Janie Shipman  
Name (Please Print)

Janie Shipman  
Signature

4016 Cavalry Dr  
Address  
Plano 75023

5/14/07  
Date

TF

*Put the daycare at a facility that already has adequate parking, visibility, traffic flow and...*

REPLY FORM

RECEIVED  
MAY 17 2007  
PLANNING DEPT.

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



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I FAVOR A PLAIN GRASS FIELD OVER A LARGER  
PARKING LOT AND MORE TRAFFIC.

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

DAN PETERSON  
Name (Please Print)

*Dan Peterson*  
Signature

5000 LOOKOUT TRAIL  
Address  
PLANO 75023

5-14-07  
Date

TF

REPLY FORM

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Plano, TX 75086-0358



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This Facility is too close to the Homes

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

PAUL GRIESMER  
Name (Please Print)

Paul Griesmer  
Signature

708 Teibal Road  
Address PLANO TEXAS

MAY 15 2007  
Date

TF

RECEIVED

MAY 31 2007

PLANNING DEPT.

REPLY FORM

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



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*It is proposed that my tax dollars would be used for the benefit of Teachers Family only. The requested zoning change does not specify that there may be building additions and changes to the property described.*

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

Peggy L. Weygant  
Name (Please Print)

Peggy L. Weygant  
Signature

4064 Cavalry DR.  
Address

5/31/07  
Date

TF

CITY OF PLANO  
PLANNING & ZONING COMMISSION

June 4, 2007

**Agenda Item No. 8**

**Public Hearing:** Zoning Case 2007-13

**Applicant:** Plano Independent School District (PISD)

---

**DESCRIPTION:**

Request for a Specific Use Permit for a Day Care Center on one lot on 8.0± acres located at the southwest corner of Eldorado Drive and Nevada Drive. Zoned Single-Family Residence-7.

**HISTORY:**

The subject property is an 8.0± acre tract located at the southwest corner of Eldorado Drive and Nevada Drive. PISD acquired the property during 1979 for a future elementary school, when the surrounding residential area was being developed. Around that time, the City of Plano acquired the adjacent 6.8± acres to the west for a neighborhood park site, presently known as Eldorado Park.

The PISD property remained undeveloped until 2002, when PISD opened the Beaty Early Childhood School. The school was originally constructed as an Early Childhood School and there have been no additions to the school since it opened in 2002. The students are pre-school age, ranging from three to five years old.

**REMARKS:**

The requested zoning is a Specific Use Permit (SUP) for a Day Care Center. A day care center is defined as a facility providing care, training, education, custody, treatment, or supervision for 13 or more children for less than 24 hours per day. The purpose and intent of an SUP is to authorize and regulate a use not normally permitted in a district which could be of benefit in a particular case to the general welfare, provided adequate development standards and safeguards are established for such use during the review of an SUP application.

Day care centers require approval of a specific use permit within any single-family residential zoning district. However, an exception to this requirement is for worship facilities which are allowed to have a day care center by right when operated by and contained within the building complex of the worship facility. An SUP may be granted to non-profit or for-profit entities.

PISD intends to construct an approximate 10,500 square foot addition onto the existing school building (42,000 sq. ft.) in order to operate a day care center for employees of PISD. There are 100 students estimated to be accommodated within the day care center, ranging from infant (six weeks) to five years of age.

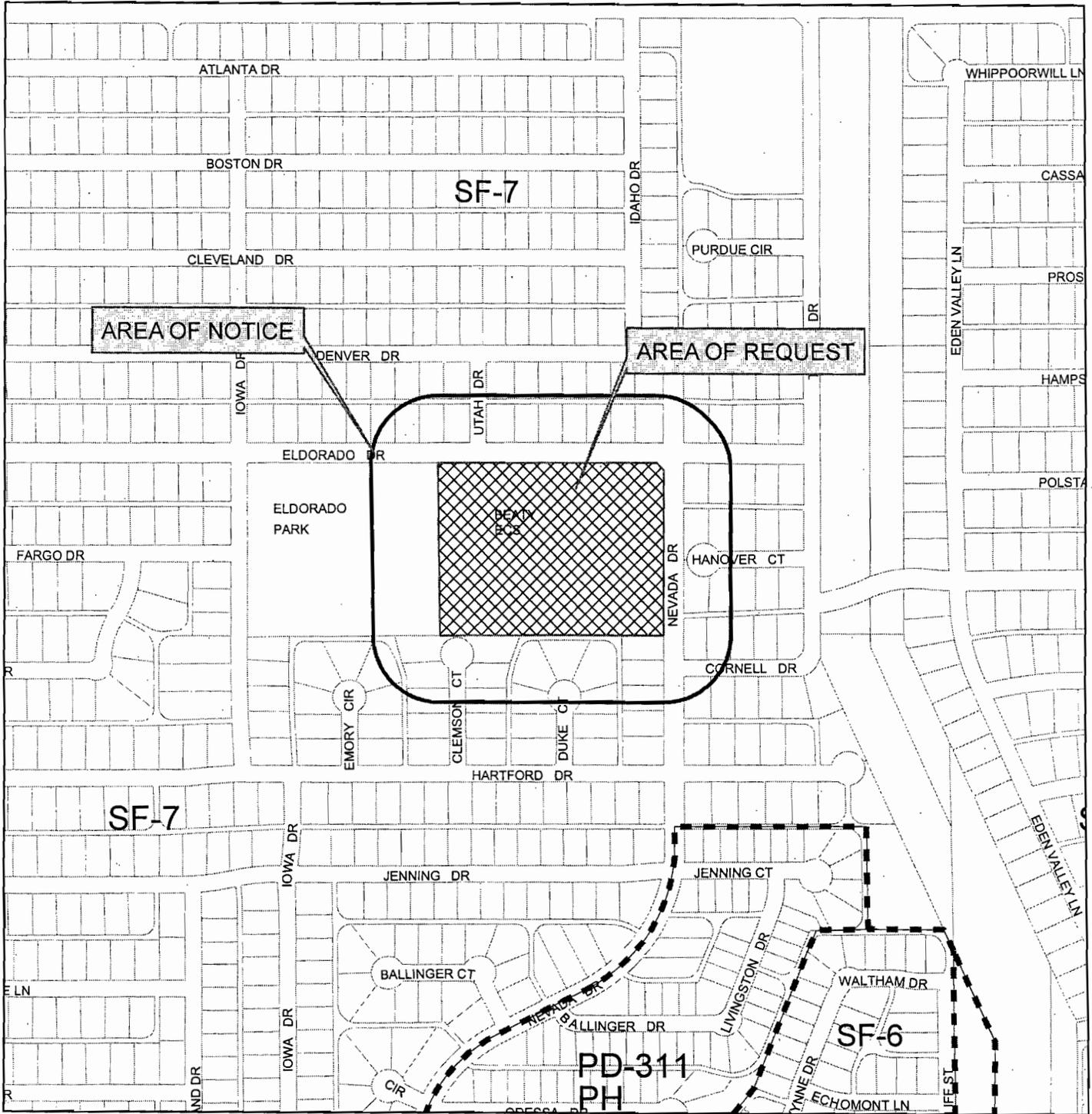
The conceptual drawing included with this SUP request has been submitted for informational purposes only and not for technical review. A site plan will be required at a later date demonstrating compliance with technical zoning requirements subject to review and approval by the City, should the requested SUP be granted.

The conceptual drawing demonstrates that the requested use and proposed building addition can be accommodated on the existing school property. General on-site circulation and passenger loading and unloading areas are adequate. The subject property has access from Eldorado Drive and Nevada Drive, both collector streets. Student drop-off and pick-up times will vary depending upon the work schedules of the parents of children who will attend the proposed day care center. The varying times are directly associated with different workday start and end times for the various types of schools (i.e. elementary, middle, and high schools) and other PISD facilities. The proposed day care center is not within 300 feet of gasoline pumps or underground storage tanks.

Additionally, the conceptual drawing demonstrates that sufficient outdoor play space can be provided on site to satisfy the minimum 65 square feet of outdoor play space per child requirement, as required by the Zoning Ordinance. The adjacent neighboring public park is also available for outdoor play.

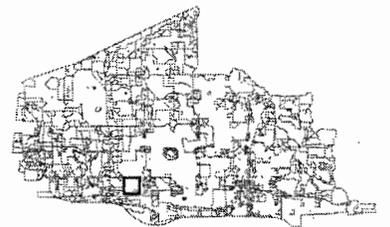
**RECOMMENDATION:**

Recommended for approval as submitted.



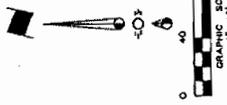
Zoning Case #: 2007-13

Existing Zoning: SINGLE-FAMILY RESIDENCE-7



○ 200' Notification Buffer





Station	Curve	Radius	Delta	Chord	Offset
1+00.00	1	100.00'	90.00°	70.71'	7.07'
1+50.00	2	100.00'	90.00°	70.71'	7.07'
2+00.00	3	100.00'	90.00°	70.71'	7.07'
2+50.00	4	100.00'	90.00°	70.71'	7.07'
3+00.00	5	100.00'	90.00°	70.71'	7.07'
3+50.00	6	100.00'	90.00°	70.71'	7.07'
4+00.00	7	100.00'	90.00°	70.71'	7.07'
4+50.00	8	100.00'	90.00°	70.71'	7.07'
5+00.00	9	100.00'	90.00°	70.71'	7.07'
5+50.00	10	100.00'	90.00°	70.71'	7.07'
6+00.00	11	100.00'	90.00°	70.71'	7.07'
6+50.00	12	100.00'	90.00°	70.71'	7.07'
7+00.00	13	100.00'	90.00°	70.71'	7.07'
7+50.00	14	100.00'	90.00°	70.71'	7.07'
8+00.00	15	100.00'	90.00°	70.71'	7.07'
8+50.00	16	100.00'	90.00°	70.71'	7.07'
9+00.00	17	100.00'	90.00°	70.71'	7.07'
9+50.00	18	100.00'	90.00°	70.71'	7.07'
10+00.00	19	100.00'	90.00°	70.71'	7.07'
10+50.00	20	100.00'	90.00°	70.71'	7.07'
11+00.00	21	100.00'	90.00°	70.71'	7.07'
11+50.00	22	100.00'	90.00° <td 70.71'	7.07'	

SHEET 1 OF 1  
 ZONING CASE 2007-13

**544 PLACE  
 SECTION TWO**

LOT 2, BLOCK 11

situated in the  
**MARTHA MCBRIDE SURVEY ~ ABST. 553**  
 PLANO, COLLIN COUNTY, TEXAS

**Engineer:**  
 RJK Engineering  
 11111 Preston Road, Suite 100  
 Allen, Texas 75013  
 Telephone 972 358-7333  
 Telefax 972 358-7333  
 April 23, 2007

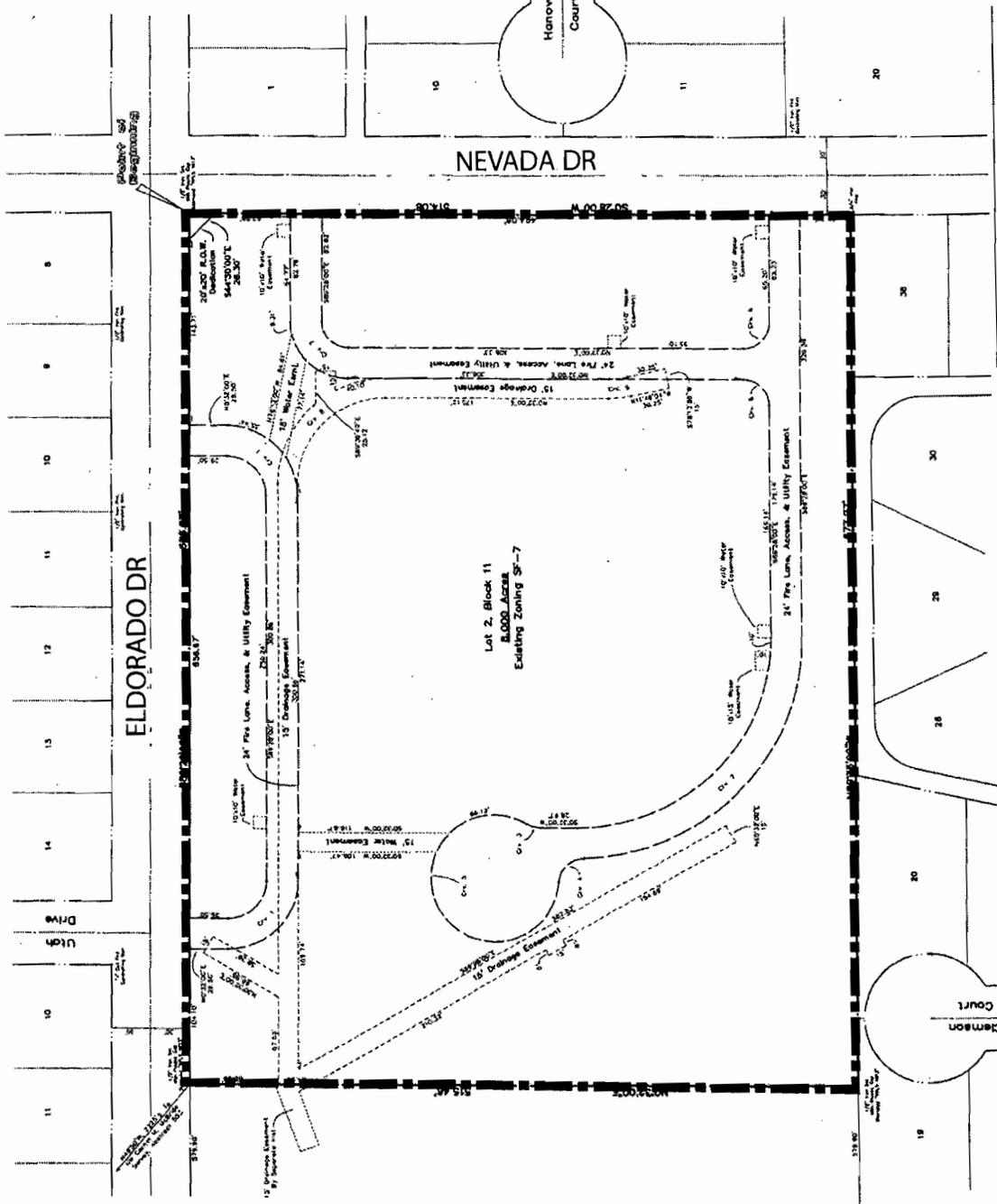
1. Lot  
 Block 11

Block 11  
 C.O. P. 172

544 Place - Section Two  
 C.O. P. 172, Pg. 116  
 Block 10

544 Place - Section Two  
 C.O. P. 172, Pg. 116  
 Block 9

544 Place - Section Two  
 C.O. P. 172, Pg. 116  
 Block 11



**NOTICE:** The north arrow is oriented with this north arrow and may differ from the north arrow shown on the plat. The plat is a plan of development and does not constitute a warranty of title. The plat is subject to the provisions of the Subdivision Ordinance and State Planning Commission rules regarding the subdivision of land. The plat is subject to the provisions of the Subdivision Ordinance and State Planning Commission rules regarding the subdivision of land. The plat is subject to the provisions of the Subdivision Ordinance and State Planning Commission rules regarding the subdivision of land.

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VJK ARCHITECTS  
1181 Corporate Drive W  
Suite 3  
Arlington, Texas 76010  
817.653.1600

ON  
R.E.C. Engineering, L.L.C.  
1100 West Loop West, Suite 700  
Arlington, TX 76010  
817.359-1723

LANDSCAPE  
Cynthia, Rosemary, &  
Dawn  
11111 West Loop West, Suite 700  
Dallas, TX 75240  
972.961-2979

STRUCTURE  
Northwood Consultants  
3034 E. Loop East, Suite 100  
Houston, TX 77002  
817.294.8833

M. E.  
Randy Webb, Barbara A.  
12001 North Central  
Dallas, TX 75243  
972.798-0272

50%  
REVIEW

EMPLOYEE CHILD CARE ADDITIONS TO  
BEATY AND PEARSON  
EARLY CHILDHOOD SCHOOLS  
PLAN AND INDEPENDENT SCHOOL DISTRICT

PROVISIONS  
SCALE  
DATE  
DRAWN  
DLO  
DATE

BEATY SITE PLAN  
CONCEPT PLAN  
DATE: MAY 28, 2007

NO. 2719.00  
SHEET

DATE: A1  
DRAWN BY: [Signature]

DATE: 05/28/07

ELDORADO DR

NEVADA DR

SITE: 8.0 ACRES

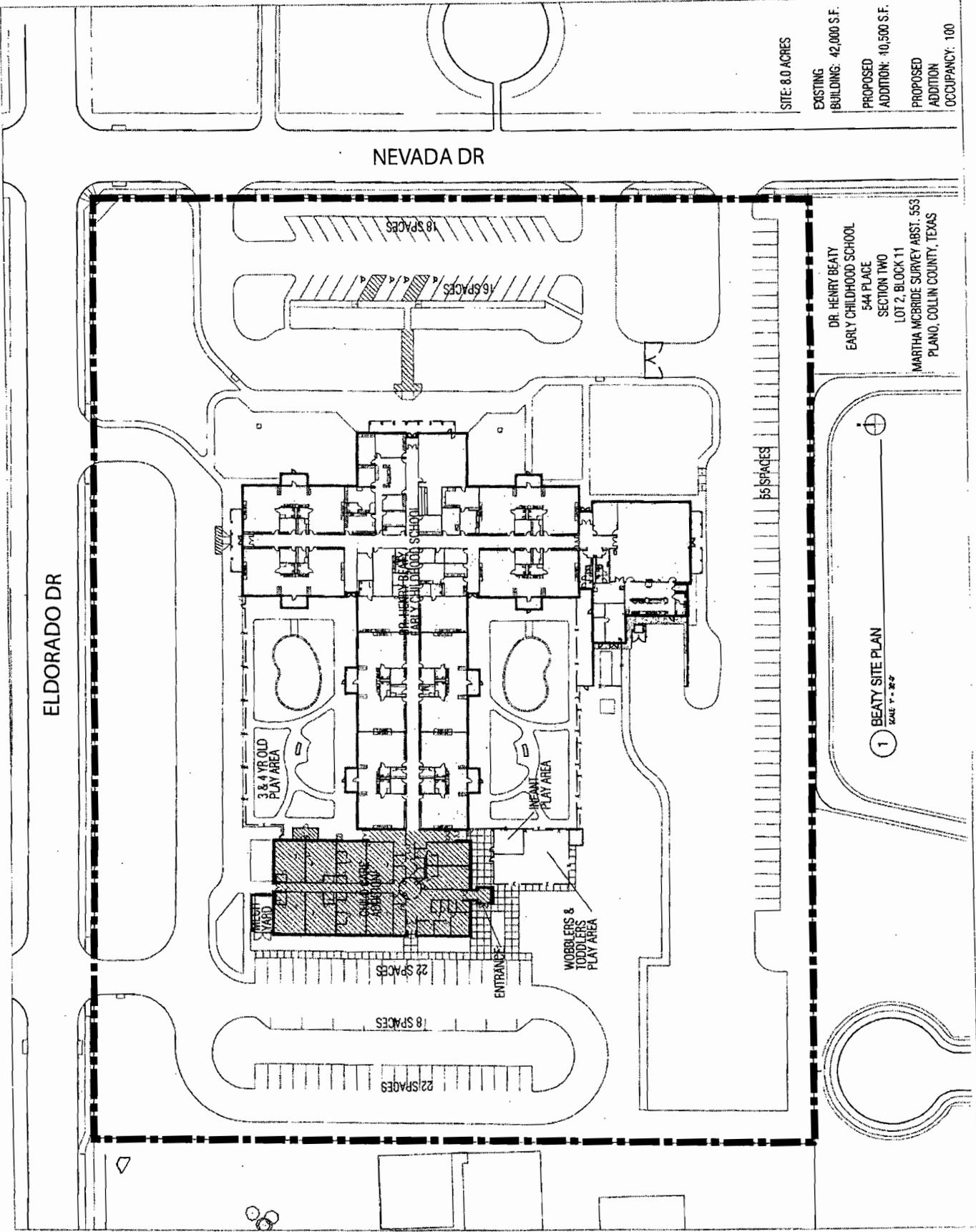
EXISTING  
BUILDING: 42,000 S.F.

PROPOSED  
ADDITION: 10,500 S.F.

PROPOSED  
ADDITION  
OCCUPANCY: 100

DR. HENRY BEATY  
EARLY CHILDHOOD SCHOOL  
544 PLACE  
SECTION TWO  
LOT 2, BLOCK 11  
MARTHA MCBRIDE SURVEY ABST. 555  
PLANO, COLLIN COUNTY, TEXAS

1 BEATY SITE PLAN  
SCALE 1" = 30'-0"



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MAY 21 2007  
PLANNING DEPT.

REPLY FORM

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



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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

Bruce A. Larson

Name (Please Print)

[Signature]

Signature

PLANO ISD  
6600 ALMA DR. PLANO 75023

Address

5/17/07

Date

TF

RECEIVED  
MAY 31 2007  
PLANNING DEPT.

REPLY FORM

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Plano, TX 75086-0358



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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.

Robert Camacho  
for Gene Goodwin  
Name (Please Print)  
Eldorado Park HOA  
4513 Fargo Drive  
Address Plano, Tx 75093

[Signature]  
Signature  
5/30/07  
Date

TF

REPLY FORM

RECEIVED

MAY 30 2007

PLANNING DEPT

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Plano, TX 75086-0358



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SEE LETTER ATTACHED

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

RICHARD YANEZ  
Name (Please Print)

*Richard Yanez*  
Signature

4317 ELDORADO DR.  
Address

5-23-07  
Date

TF

RECEIVED  
MAY 30 2007  
PLANNING DEPT.

May 25, 2007

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

RE: Zoning Case 2007-13.

I am opposed of the requested zoning case 2007-13 for a specific use permit (SUP) for day care center.

I live at the corner 4317 Eldorado Dr. and Nevada Dr. for twenty (20) years and belong to the Eldorado Park Home Owners Association. The EPHOA adopted the Eldorado Park, raised money to provide swings, seating and planted trees to provide a beautiful park so we can go there and enjoy the quiet park with our children. Several years ago you proposed a school Dr. Henry Beaty Early Childhood Development School. At that time our concern was traffic. We were all told that it would be very little traffic because they would drop off and pick-up their children in the morning and afternoon with minimum traffic of 20 minutes each time, so we voted for it. Now you want to expand the size of the property and increase the mount of traffic all day for a day care. This is **unacceptable**. This expansion will rob the greenbelt area of the park east of are creek where we sit under two large trees that would have to be removed for this expansion, these trees have been there before we were all here. This would be a disaster to remove them, it adds beauty to the park and the neighborhood. We live right on the corner of Eldorado and Nevada and my wife and I sit in front and see the school and park, the last thing I want to see is a lot of cars coming and going. There are two close day cares in the area. One is on Ohio behind 24 Hour Fitness Center and the other is on the other side of Ohio and Plano Parkway behind a bank where our kids went to with out a problem. To provide another day care on this property does not make sense, this will add more parking and more traffic. It will expand into the Eldorado Park where we provided all the equipment and landscape. This is not worth the rezoning. Therefore we are asking for your help not to allow the rezoning to keep our quality of life intact. Thank you.

Should you require any additional information, please call me or email at:

Work (Day) 972-431-1764  
Home (Evening) 972-964-3463  
Email [RYanez@icpenney.com](mailto:RYanez@icpenney.com)

Sincerely,



Richard Yanez  
4317 Eldorado Drive  
Plano, TX 75093

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MAY 31 2007  
PLANNING DEPT.

REPLY FORM

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The proposed day care will increase traffic, noise and  
provides no direct benefit to me as a homeowner.

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

Douglas Mark Hammick  
Name (Please Print)

[Signature]  
Signature

4312 Eldorado Dr.  
Address

May 27, 2007  
Date

TF

REPLY FORM

RECEIVED  
MAY 14 2007  
PLANNING DEPT

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P.O. Box 860358  
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*We already have an Early Childhood School within this zone which generates excessive traffic as it is. Adding a day-care center will increase the traffic beyond safe limits and will disrupt residential solitude which is already lacking!*

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

GAIL CRAIG  
Name (Please Print)

Gail Craig  
Signature

4425 Eldorado Dr.  
Address

5/11/07  
Date

TF

REPLY FORM

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

RECEIVED  
MAY 18 2007  
PLANNING DEPT.



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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 2007-13.

I am <sup>strongly</sup> **AGAINST** the requested zoning as explained on the attached cover sheet for Zoning Case 2007-13.

This item will be heard on **June 4, 2007, 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.

*Zoning change will bring in even more trash, traffic and inconvenience. Lots of trees and meadow will be changed to concrete parking lots that we hate to see.*

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

Ran-Chen Wu  
Name (Please Print)

[Signature]  
Signature

4417 Eldorado Drive, plano 75093  
Address

5/15/07  
Date

TF

RECEIVED  
MAY 18 2007  
PLANNING DEPT.

REPLY FORM

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THIS IS A TOTAL WASTE OF TAXPAYERS  
MONEY IN THE ZONING COMMISSION TO  
VOTE AGAINST THIS ZONE CHANGE AND  
KEEP THE SF-7. VOTE NO

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

ANTHONY J. KAPLAN.  
Name (Please Print)

[Signature]  
Signature

4437 Eldorado Dr.  
Address

15/MAY/07  
Date

Plano T.X.  
75093  
TF

RECEIVED

MAY 25 2007

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-13. The property is on one lot on 8.0± acres located at the southwest corner of Eldorado Drive and Nevada Drive. The requested zoning is for a Specific Use Permit (SUP) for Day Care Center. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established for such use.

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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.

Johnny Balli  
Name (Please Print)

Johnny Balli  
Signature

4405 Eldorado Pr.  
Address

5-15-2007  
Date

TF

REPLY FORM

RECEIVED  
MAY 15 2007  
PLANNING DEPT

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



Dear Commissioners:

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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.

John C. Inkster  
Name (Please Print)

[Signature]  
Signature

4433 Eldorado Dr  
Address

\_\_\_\_\_  
Date

TF

REPLY FORM

RECEIVED

MAY 15 2007

PLANNING DEPT

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



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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.

Ann Inkster  
Name (Please Print)

Ann Inkster  
Signature

4433 Eldorado Dr.  
Address

5-12-07  
Date

TF

REPLY FORM

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

RECEIVED  
MAY 17 2007  
PLANNING DEPT.



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See attached sheet for my comments.

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

Abraham Dana  
Name (Please Print)

Abraham Dana  
Signature

4413 Eldorado, Plano  
Address

5-15-07  
Date

TF

My vote is emphatically no for the following reasons.

- 1) I do not believe that our neighborhood should be asked to host a facility that doesn't serve our residents. This daycare is not for local residents; it's for Plano IDS employees. Such a facility should be located in a more commercial area.
- 2) The present school fits nicely into the given space. To add a 10,000 square foot day care and parking will cover all or most of the eastern bank of the creek in concrete making it look like a commercial area.
- 3) A 10,000 square foot daycare with 55 parking spaces will cause far too large an increase in traffic.

Alb Fang

RECEIVED  
MAY 17 2007  
PLANNING DEPT.

RECEIVED

MAY 24 2007

PLANNING DEPT.

REPLY FORM

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



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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

FRANCIS J. McELLAGOTT  
Name (Please Print)

[Signature]  
Signature

1609 DUKE Cx PLANO 75093  
Address

5/22/07  
Date

TF

RECEIVED  
MAY 22 2007  
PLANNING DEPT

REPLY FORM

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



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I'm not interested in looking at another structure and concrete in the park area. I would like to see more landscape screening along the South Brdy of the school site (More trees) No Screening wall!

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

Ryan Morehead  
Name (Please Print)

[Signature]  
Signature

1613 Duke Ct  
Address

5-14-07  
Date

TF

I also have a safety concern with the additional drive and concrete. I have called the Police several times regarding kids driving at high speeds through the parking lot and doing donuts. Something needs to be done to reduce the speeds.

RECEIVED

MAY 22 2007

PLANNING DEPT.

REPLY FORM

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



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*Sorry  
2 bold  
1 ink*

- ① Eye-Sore
- ② Will depreciate our property
- ③ Increased traffic flow will disrupt our neighborhood
- ④ Did I mention Eye-Sore - Is it necessary to pave every square inch of dirt in Plano, esp. when so many vacant bldgs exist?
- ⑤ Doesn't benefit general welfare of Plano residents

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

OUSAM A ANTOON

Name (Please Print)

*[Signature]*

Signature

1609 CLEMSON CT

Address

5/19/07

Date

PLANO, TX 75093

TF

May 15 07 08:54p

Allison & Robert

469 241 0086

p.5

REPLY FORM

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



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*Please do not ruin our greenspace for a day care center. The traffic + lost of our home's value is not worth what a day care will bring to P.I.S.D. Please think of our modest neighborhood + not go forward*

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

Bob + Sherri Garza  
Name (Please Print)

Sherri Garza  
Signature

1613 CLEMSON CT.  
Address

May 30, 2007  
Date

TF

REPLY FORM

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

RECEIVED  
MAY 17 2007  
PLANNING DEPT.



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I have 3 main objections and plan on attending the hearing.

- 1) loss of valuable green space that is such a great amenity for our kids
- 2) restricted use to PISD employees - already the school is "special use"
- 3) park as it stands adds value to home and living experience - home values will be negatively affected by a decrease in green space

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

LUCA FINOCCHIARO  
Name (Please Print)

  
Signature

1608 CLEMSON COURT  
Address

MAY 16, 2007  
Date

TF

RECEIVED

MAY 21 2007

PLANNING DEPT.

REPLY FORM

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



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PLEASE LEAVE WHAT IS LEFT OF THE SCHOOL  
GROUNDS ALONE. IT SERVES A BETTER PURPOSE  
AS AN AREA WHERE FAMILIES CAN (AND DO) COME TOGETHER.

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

DAVID STEINBAUER

Name (Please Print)

Signature

1612 CLEMSON CT.

Address

75093

5/18/07

Date

TF

RECEIVED

MAY 23 2007

PLANNING DEPT.

REPLY FORM

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



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

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MELISSA PRANCE  
Name (Please Print)

*Melissa Prance*  
Signature

1616 CLEMSON CT. PLANO 75093  
Address

5/11/07  
Date

TF

RECEIVED  
MAY 30 2007  
PLANNING DEPT.

REPLY FORM

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



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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.

Samuel M Prince

Name (Please Print)

[Signature]  
Signature

1616 Clemson Ct

Address

5/29/07  
Date

TF

RECEIVED  
MAY 24 2007  
PLANNING DEPT.

REPLY FORM

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



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*Much of the existing Eldorado Park has already been sacrificed for a school. We do not need the additional traffic and noise by adding another addition for a day care center. There are plenty of much larger parks and schools that could absorb a day care center without a large impact. Other areas that do not need rezoning*

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

Kevin Bingham  
Name (Please Print)

Kevin Bingham  
Signature

*should also be considered*

1612 Emory Circle  
Address

May 21, 2007  
Date

TF

RECEIVED

MAY 18 2007

PLANNING DEPT

REPLY FORM

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



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The hours of operation of the daycare facility would expand the traffic hours through the neighborhood starting as early as 7am and extending well past school hours into the evening hours of 5pm-6pm (con't on next page).

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

SOFIA G. HOHNHOLT  
Name (Please Print)

Sofia G. Hohnholt  
Signature

4400 DENVER DRIVE  
Address

5/24/07  
Date

TF

RECEIVED  
MAY 31 2007  
PLANNING DEPT

Planning and Zoning Commission Reply Form (con't)

Further, as I live on the corner of Nevada Drive and Denver Drive, I do see and experience much of the current traffic throughout the school day. Some speed through the neighborhood and others disregard traffic signs in the neighborhood. As a parent of two young children, the extended traffic times would limit our ability to play outside of our home. Also the proximity of the proposed daycare facility will bring vehicle traffic closer to the park, an important play area for my children. Quite honestly, I am concerned at the increased risk of accidents in our neighborhood. After seeing an accident clean-up at the intersection of Nevada Drive and Plano Parkway earlier this year, it is clear to me that traffic that originates outside of this neighborhood creates even greater risk for my children.

Thank you for your time in reviewing this letter. I appreciate PISD's efforts to provide a day care facility for their staff. However, a day care facility should be built in an appropriately located commercial zone.

Kind Regards,



Sofia G. Hohnholt  
4400 Denver Drive  
Plano, TX 75093

RECEIVED  
MAY 30 2007  
PLANNING DEPT.

REPLY FORM

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



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We already have undesirable traffic (cars) due to the school (Beatty) ~ our fear is that with more, our neighborhood will become more congested, therefore leading to a heightened insecurity of our childrens' safety.

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

Philip Collins  
Name (Please Print)

[Signature]  
Signature

4412 Denver Dr.  
Address

5/28/07  
Date

TF

RECEIVED  
MAY 22 2007  
PLANNING DEPT.

REPLY FORM

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



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I AM AGAINST AS MORE PAVEMENT/BUILDINGS WILL ADD EXTRA HEAT LOAD TO THE AREA, AND EFFECTIVELY WE'LL BE LOSING MORE THAN 1/2 OF THE ORIGINAL PARK. THE POTENTIAL LOSS OF TREES, GRASS AND ADDED TRAFFIC NOISE AND POLLUTION ARE INADMISSIBLE.

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

RAUL I. CABRERA  
Name (Please Print)

Raul I. Cabrera  
Signature

4428 DENVER DR. PLANO TX  
Address  
75093

MAY 20, 2007  
Date

TF

RECEIVED

MAY 30 2007

PLANNING DEPT.

REPLY FORM

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



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*I have recently bought & moved to this neighborhood. A main selling point was the park & low amount of traffic. This case would greatly increase the traffic early & late in the day.*

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

Stephen Holt  
Name (Please Print)

Stephen Holt  
Signature

4424 Denver Dr.  
Address

29 May '07  
Date

TF

RECEIVED

MAY 30 2007

PLANNING DEPT.

REPLY FORM

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



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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.

Karen Walker

Name (Please Print)

Karen Walker

Signature

4408 Denver Dr

Address

5/29/07

Date

TF

RECEIVED

MAY 25 2007

PLANNING DEPT.

REPLY FORM

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



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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.

THOMAS COLGIN  
Name (Please Print)

Thomas Colgin  
Signature

4320 CORNELL DR  
Address PLANO

5/22/07  
Date

TF

RECEIVED

MAY 29 2007

PLANNING DEPT.

REPLY FORM

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



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*I think it would affect the neighborhood badly for families with children and it could lower property values. Taking away the park removing trees, having more traffic, adding a parking lot is not in the best interest of the*

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

Freida Martin  
Name (Please Print)

Freida Martin  
Signature

4313 Cornell DR  
Address

5-24-07  
Date

TF

RECEIVED

MAY 30 2007

PLANNING DEPT.

REPLY FORM

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



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I am against the zoning change for the following reasons. 1. Increased traffic in the neighborhood. 2. Does not provide a benefit to the general welfare of the community. Use is restricted to PISD employees only. 3. ~~Walking~~ Park will lose trees. 4. Potential placement of speed bumps.

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

Steve Reynolds  
Name (Please Print)

[Signature]  
Signature

1613 Nevada Dr Plano TX 75093  
Address

5-28-07  
Date

TF

REPLY FORM

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

RECEIVED

MAY 17 2007

PLANNING DEPT.



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This project will add noise & traffic to our area and it will take land away from our park.

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

Tiffany Daykin  
Name (Please Print)

Tiffany Daykin  
Signature

4317 Hanover Ct, Plano, TX  
Address 75093

5-16-07  
Date

TF

RECEIVED

MAY 30 2007

PLANNING DEPT.

REPLY FORM

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



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Allen Dargalayi  
Name (Please Print)

Allen Dargalayi  
Signature

1701 Nevada DR Plano, TX 75093  
Address

05/29/07  
Date

TF

RECEIVED

MAY 30 2007

PLANNING DEPT.

REPLY FORM

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



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

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Fatima Dargalayi  
Name (Please Print)

Fatima  
Signature

1701 NEVADA DR PLANO, TX 75093  
Address

05-29-07  
Date

TF

REPLY FORM

RECEIVED

MAY 30 2007

PLANNING DEPT.

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



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Suzie Lustig  
Name (Please Print)

Suzie Lustig  
Signature

4316 Hanover Ct  
Address

5/29/07  
Date

TF

REPLY FORM

RECEIVED  
MAY 31 2007  
PLANNING DEPT.

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



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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 C ANDERSON  
Name (Please Print)

W C Anderson  
Signature

4312 Idanover  
Address

5-31-07  
Date

TF

RECEIVED

MAY 31 2007

PLANNING DEPT.

REPLY FORM

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



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*The proposed construction will quite literally ruin the look and feel of our community irrespective of the legion of other reasons why this would be a bad idea for our community.*

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

John Meazel  
Name (Please Print)

[Signature]  
Signature

4401 Eldorado Drive  
Address

5/29/07  
Date

TF

RECEIVED  
MAY 22 2007  
PLANNING DEPT.

REPLY FORM

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



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See attached

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

Rodney and Linda Scott  
Name (Please Print)

Linda Scott  
Signature

4441 Eldorado Dr  
Address  
Plano 75093

5-20-07  
Date

TF

# REASONS AGAINST ZONING CASE 2007-13

1. The Day Care Center proposal has been explained to us in the letter that this is a benefit for PISD Employees only. This is not a benefit to students and parents of the community at large. This actually robs tax dollars from the overall budget, which we continue to pay.
2. Eldorado Park has been the heartbeat of our neighborhood and has held the property values in check.
3. All families in the community should have been formally notified not those living only within 200 feet of the school. City of Plano and PISD are guilty of manipulating the vote by only sending out notices to families that surround the 200 feet limit of the school. Families from Park Boulevard to Plano Parkway and Coit to Ohio (Eldorado Park Community) use this park.
4. Since all families within the boundary of Eldorado Community uses the Park and their tax dollars were used to build and support Beaty School. By excluding them from the rezoning application for a Special Use Permit notice is an inadequate representation of this community.
5. City of Plano and PISD should not be targeting a small neighborhood.
6. It would seem more logical to look elsewhere rather than try and alter the use of a very small neighborhood park and its streets. There are larger campuses that would be a better location, less of an increase of traffic on neighborhood streets.
7. The City of Plano and PISD are not aware of the high usage of this park such as practice fields for youth soccer and softball, basketball court, playground, after-school meeting place for our children and their parents to be together and share family time, neighborhood picnics, school picnics, family evening strollers, dog walkers, joggers.
8. Apparently PISD considers this a safe neighborhood and I respect this but trying to put a business inside of a community now exposes our community park to outsiders who do not respect our small community, i.e. increase in crime.
9. Taking away the greenbelt between the school and the park will compromise the secured setback and minimize the safety barrier, which must be in place if there are going to be children occupying a building.
10. When the Beaty school was built, trees were planted however they were not cared for properly and have since died and have not been replaced. We have no trust for the PISD and the City of Plano to properly manage and keep the grounds in good order.
11. When the City Council /PISD Board members were voted into office they were challenged to be good stewards of the budget and represent the city or the schools in the best interest of the children. The SUP is a poor decision for the children, their parents, the neighborhood and valuation of the adjoining property.

4441 Eldorado Dr.

REPLY FORM

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



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*I am Against because of  
Heavy traffic, unsafe for children walking to  
school bus stop, and CRIME.  
The value of the residents house will decrease.  
HEAVY traffic will create noise, pollution.*

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

NADER AFSHAR  
Name (Please Print)

Nader Afshar  
Signature

4545 ATLANTA DRIVE, Plano  
Address Texas 75093

5/30/07  
Date

TF

REPLY FORM

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



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*I am against about this zoning because  
Accident may arise due to heavy traffics.  
Crime may arise or increase in the neighborhood. Not safe at  
night to walk due more strangers may come around to our safe and  
and peaceful neighborhood. More traffics and lots of car, NOT  
SAFE FOR MY CHILD TO WALK TO SCHOOL BUS STOP.*

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

BRENDA BUENAFLO  
Name (Please Print)

*B Buenaflor*  
Signature

1545 Atlanta Drive, Plano  
Address  
Texas, 75093

5/30/07  
Date

TF

REPLY FORM

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



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ROBERT BONAMI  
Name (Please Print)

Rob B.  
Signature

4432 ATLANTA DR  
Address PLANO 75093

5/29/07  
Date

TF

RECEIVED  
p.5  
MAY 30 2007  
PLANNING DEPT.

REPLY FORM

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



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John Korfenhaus  
Name (Please Print)

[Signature]  
Signature

4420 Atlantic Drive  
Address Plano, TX 75093

5/29/07  
Date

TF

RECEIVED  
MAY 15 2007  
PLANNING DEPT.

REPLY FORM

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



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

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Steve Germany

Name (Please Print)

4444 Ballinger Dr

Address

[Signature]

Signature

5-30-07

Date

TF

MAY 30 2007

PLANNING DEPT.

REPLY FORM

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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.

M. J. DILLINHAM  
Name (Please Print)

[Signature]  
Signature

4405 BOSTON DR.  
Address

5/29/07  
Date

TF

RECEIVED  
MAY 30 2007  
PLANNING DEPT.

REPLY FORM

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Plano, TX 75086-0358



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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.

Annette Dillingham  
Name (Please Print)

Annette R Dillingham  
Signature

4405 Boston Dr  
Address

5/29/07  
Date

TF

RECEIVED

MAY 30 2007

PLANNING DEPT.

REPLY FORM

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P.O. Box 860358  
Plano, TX 75086-0358



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I dont understand the reasoning on building  
a daycare in our neighborhood park. Particularly,  
when there is plenty of commercial area nearby.

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

Laurie Bailey-Romero  
Name (Please Print)

L Romero  
Signature

4401 Boston Drive  
Address

5-29-07  
Date

TF

MAY 30 2007

PLANNING DEPT.

REPLY FORM

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



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AGAINST BECAUSE IT IS A COMMERCIAL BUSINESS,  
INCREASED TRAFFIC, NOISE AND REDUCES THE  
QUALITY OF THE NEIGHBORHOOD.

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

JOSE VARGAS  
Name (Please Print)

[Signature]  
Signature

4417 BOSTON DR.  
Address

5-29-07  
Date

TF

RECEIVED  
MAY 30 2007  
PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-13. The property is on one lot on 8.0± acres located at the southwest corner of Eldorado Drive and Nevada Drive. The requested zoning is for a Specific Use Permit (SUP) for Day Care Center. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established for such use.

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Traffic, noise, commercial business  
in residential area

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

~~TERESA~~ TERESA VASQUEZ  
Name (Please Print)

Teresa Vasquez  
Signature

4417 BOSTON DR.  
Address

5-29-07  
Date

TF

Tina - fax 972 941 7396

RECEIVED  
MAY 30 2007

PLANNING DEPT.

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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.

Rete Gotchall

Name (Please Print)

Rete Gotchall

Signature

1605 Clemson Ct

Address

75093

5/29/07

Date

TF

REPLY FORM

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



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

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FRED V. SUSTERICH  
Name (Please Print)

[Signature]  
Signature

4308 CORNWELL DRIVE  
Address  
PLANO, TX 75093

5/29/07  
Date

TF

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

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Loretta Crowell

Name (Please Print)

Loretta Crowell

Signature

4520 Donner

Address

5-29-07

Date

TF

MAY 30 2007

PLANNING DEPT.

REPLY FORM

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Plano, TX 75086-0358



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*We need to keep all of our park  
for us & our children.*

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

*David Crowell*  
Name (Please Print)

*[Signature]*  
Signature

*4520 Denver Dr*  
Address

*05.29.07*  
Date

TF

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MAY 31 2007

PLANNING DEPT.

REPLY FORM

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Plano, TX 75086-0358



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

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David WAINSTEIN  
Name (Please Print)

[Signature]  
Signature

4513 DENVER DR  
Address

5/29/07  
Date

TF

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MAY 31 2007  
PLANNING DEPT.

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Plano, TX 75086-0358



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CAROLYN JESTIS

Name (Please Print)

*Carolyn Jestis*

Signature

4517 DENVER Drive

Address

5-29-07

Date

TF

RECEIVED

MAY 30 2007

PLANNING DEPT.

REPLY FORM

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



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

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WM KELLER  
Name (Please Print)

W. Keller  
Signature

4313 DEVER DR.  
Address 75099

05-29-07  
Date

TF

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p.5  
MAY 30 2007  
PLANNING DEPT.

REPLY FORM

Planning & Zoning Commission  
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Plano, TX 75086-0358



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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.

JOANN KELLER  
Name (Please Print)

JoAnn Keller  
Signature

4313 DENVER DR.  
Address

5-29-07  
Date

TF

May 15 07 08:54p

Allison & Robert

469 241 0086

p.5

RECEIVED

MAY 31 2007

REPLY FORM PLANNING DEPT

ATTN: TINA FIRGENS

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



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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.

Clarene Teng  
Name (Please Print)

[Signature]  
Signature

4301 Denver Dr.  
Address

5/31/07  
Date

TF

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MAY 31 2007  
PLANNING DEPT

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*My husband and I are STRONGLY opposed to the zoning request. Having lived in this NEIGHBORHOOD for 13 years, we have enjoyed this quiet + peaceful neighborhood. We feel that a PSD only daycare facility would only hurt our neighborhood due to the look of it, additional traffic, noise, + safety issues of our kids.*

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

Stacy Dixon  
Name (Please Print)

Stacy Dixon  
Signature

4445 Denver Drive  
Address Plano, TX 75093

5-29-07  
Date

TF

RECEIVED  
MAY 31 2007  
PLANNING DEPT

5/29/07

**REPLY FORM (cont).**

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

**ZONING CASE 2007-13**

As a young couple looking for our first home, we were drawn to this neighborhood because of the location and the huge green park that we knew someday our children would be able to use and play in safely. We feel that the addition of a daycare, which will be used by many families OUTSIDE of our neighborhood, will negatively impact the once quiet and non-congested feel and look of our neighborhood.

This is a facility that will not be in the best interest of the neighborhood since we will not even be able to use this daycare. It is furthermore disconcerting that my children have to be bused to their Elementary School (Weatherford Elementary). If PISD wanted to use this property for an Elementary School in which the neighborhood could benefit, then that might be a different story. I do not see how a daycare, whether it is for PISD employees, a Kindercare, or any other daycare facility would be allowed to be built in a residential neighborhood. Would you allow this type of facility to be built in Willowbend?

I strongly urge you to vote **AGAINST** Zoning Case 2007-13 for the sake of our neighborhood community.

Sincerely,

Mark and Stacy Dixon  
4445 Denver Drive  
Plano, Texas

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R. D. CLAYBORNE  
Name (Please Print)

R. D. CLAYBORNE  
Signature

4125 ELDORADO DR  
Address

5/30/07  
Date

TF

RECEIVED  
MAY 31 2007  
PLANNING DEPT.

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GAIL HEISLER  
Name (Please Print)

[Signature]  
Signature

4112 ELDORADO DR  
Address

5-30-07  
Date

TF

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CHEN-CHIA TENG  
Name (Please Print)

*Chen Teng*  
Signature

4117 ELDORADO DR.  
Address

5-30-2007  
Date

TF

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Joanna Hayden  
Name (Please Print)

Joanna Hayden  
Signature

4121 Eldorado Dr.  
Address

5/30/07  
Date

TF

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Becky Bates  
Name (Please Print)

Rebecca M. Bates  
Signature

4136 Eldorado  
Address

5-30-07  
Date

TF

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MAY 31 2007  
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Becky WAGNER  
Name (Please Print)

Becky Wagner  
Signature

4132 Eldorado  
Address

5/30/07  
Date

TF

REPLY FORM

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DAVID S. SMITH  
Name (Please Print)

*David S. Smith*  
Signature

4208 EL Dorado Dr.  
Address

5-30-07  
Date

TF

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*The number of cars & the high speeds already speed our neighborhood. It is not safe for children to play in the front yards.*

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

D.L. Underwood  
Name (Please Print)

D.L. Underwood  
Signature

4209 Eldorado Dr.  
Address  
Plano, TX 75093

5-30-07  
Date

TF

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MAY 31 2007  
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Plano, TX 75086-0358



Dear Commissioners:

This letter is regarding Zoning Case 2007-13. The property is on one lot on 8.0± acres located at the southwest corner of Eldorado Drive and Nevada Drive. The requested zoning is for a Specific Use Permit (SUP) for Day Care Center. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established for such use.

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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:

DONALD R DOGGETT  
Name (Please Print)

Donald R Doggett  
Signature

4304 ELDORADO DR PLANO, TX 75093  
Address

5/30/07  
Date

TF

RECEIVED

MAY 30 2007

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

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Constance Lenhart  
Name (Please Print)

Constance Lenhart  
Signature

4308 Eldorado Drive  
Address

May 29, 2007  
Date

TF

RECEIVED

MAY 30 2007

PLANNING DEPT

REPLY FORM

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



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*The traffic is already heavy along Eldorado and Nevada due to the half-day preschool and I am very concerned about the additional traffic that the daycare will add. It would also mean traffic much earlier and later in the neighborhood.*

Continued...

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

Beth A. Ciske  
Name (Please Print)

Beth A. Ciske  
Signature

4304 Eldorado Dr. Plano, 75093  
Address

5/26/07  
Date

TF

RECEIVED

MAY 30 2007

PLANNING DEPT.

Continued...

Although I agree that a PISD daycare is a great incentive for teachers, I feel the daycare facility would be better suited near one of the highschools and a major throughfare. In a small neighborhood such as Eldorado Park, the traffic volume would be overwhelming due to two schools with multiple pick-up and drop-off times. As it is currently, people speed down Eldorado and Nevada as well as rolling through the stop signs at the intersections of these two roads. As a parent of young children, these issues are a major concern to me.

RECEIVED  
MAY 25 2007  
PLANNING DEPT.

REPLY FORM

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



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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.

Teresa & David Garrison  
Name (Please Print)

[Signature]  
Signature

4445 Eldorado  
Address

5/21/07  
Date

Plano 75043  
TF

RECEIVED <sup>p.5</sup>

MAY 30 2007

PLANNING DEPT.

REPLY FORM

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



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

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DAVID GARRISON  
Name (Please Print)

David Garrison  
Signature

4445 ELDRADO DR.  
Address

5/29/07  
Date

TF

RECEIVED  
MAY 24 2007  
PLANNING DEPT.

REPLY FORM

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



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*This change will create more of a traffic flow problem which is bad now. It takes away a grassy area that is used almost daily for children activities. This is a very bad idea and will be vigorously opposed.*

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

Wm. Jack Redmond  
Name (Please Print)

WJ Redmond  
Signature

4457 EL DORADO DR.  
Address

5/22/07  
Date

TF

RECEIVED  
MAY 22 2007  
PLANNING DEPT.

REPLY FORM

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



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*This is not what we were told 25 years ago when we moved in here. Therefore it is for the city to keep it's end of the plan.*

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

Ruby Evans  
Name (Please Print)

4501 Eldorado Dr.  
Address

Ruby Evans  
Signature

5/23/07  
Date

TF

RECEIVED

MAY 21 2007

REPLY FORM

PLANNING DEPT.

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



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*My gosh, they've taken half of the park already. Now they want more for a "private" school. No way!!!*

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

LOREN R. JOHNSON  
Name (Please Print)

*Loren Johnson*  
Signature

4540 ELDOCADO DR.  
Address

May 17, 2007  
Date

TF

RECEIVED P.5  
MAY 30 2007  
PLANNING DEPT.

REPLY FORM

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



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

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JENIFER Mozalak  
Name (Please Print)

Jenifer Mozalak  
Signature

4500 Eldorado  
Address

5/29/07  
Date

TF

May 15 07 08:54p

Allison & Robert

469 241 0086

P.5

RECEIVED  
MAY 31 2007  
PLANNING DEPT

REPLY FORM

RECEIVED  
JUN 01 2007  
PLANNING DEPT.

*JMF*

ATTN: TINA FIRGENS

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



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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.

Chi-Wu Wu  
Name (Please Print)  
4505 Eldorado Drive  
Address  
Plano, TX 75093

Chi-Wu Wu  
Signature  
5/30/2007  
Date

TF

P.5  
RECEIVED

MAY 30 2007

PLANNING DEPT.

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Planning & Zoning Commission  
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Plano, TX 75086-0358



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WE ALREADY HAVE A SIGNIFICANT AMOUNT OF  
THRU TRAFFIC FROM THE CURRENT SCHOOL,  
I AM OPPOSED TO ANY INCREASE OF  
TRAFFIC IN MY RESIDENTIAL NEIGHBORHOOD.

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

MICHAEL W. AGAN  
Name (Please Print)

*Michael W. Agan*  
Signature

4508 ELDERADO DR.  
Address

5-29-07  
Date

TF

RECEIVED  
P.5  
MAY 30 2007  
PLANNING DEPT.

REPLY FORM

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



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will make traffic really bad

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

Pam Friedrich  
Name (Please Print)

Pam Friedrich  
Signature

4516 Eldorado  
Address

5/29/07  
Date

TF

RECEIVED

MAY 30 2007

PLANNING DEPT.

REPLY FORM

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Plano, TX 75086-0358



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- Project will increase traffic in an area where children play, it is very risky and children at danger.
- Greenway area will be lost impacting environment
- There are many other locations that are more suitable for a business

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

Liz beneske

Name (Please Print)

[Signature]

Signature

4520 Eldorado Dr. Plano TX

Address

5/29/07

Date

TF

REPLY FORM

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



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*Please do NOT allow this day call diminish the beauty, value, & community of this neighborhood.*

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

Liv Smith

Name (Please Print)

4525 Eldorado Dr.

Address

L. Smith

Signature

5/29/07

Date

TF

RECEIVED

MAY 30 2007

PLANNING DEPT.

REPLY FORM

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P.O. Box 860358  
Plano, TX 75086-0358



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*We have no desire to change our neighborhood and property values for the benefit of PSD employees. Please put your daycare in your official city offices, not our park. We definitely do not want a possible 250 cars on our street everyday. We can barely get out of Eldorado now at drive time.*

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

KATHRYN GARDNER  
Name (Please Print)

*Kathryn Gardner*  
Signature

4541 Eldorado Dr.  
Address

MAY - 21 - 2007  
Date

TF

*Kathryn Gardner*

REPLY FORM

RECEIVED  
MAY 30 2007  
PLANNING DEPT

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



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We have lived in this neighborhood for 26 years. I do not want a day care center built here.

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

Janet Maher

Name (Please Print)

Janet Maher

Signature

4504 Eldorado

Address

5/28/07

Date

TF

REPLY FORM

RECEIVED  
JUN 01 2007  
PLANNING DEPT

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



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Neighborhood not designed for increased traffic  
Would not have purchased home here if we knew  
about this. This will decrease home value.

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

Tiffany Kettle  
Name (Please Print)

Tiffany Kettle  
Signature

4537 Eldorado Dr  
Address

5-18-07  
Date

TF

RECEIVED  
JUN 01 2007  
PLANNING DEPT.

REPLY FORM

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



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Already too much car traffic on Eldorado Dr  
Park adds too much value to neighborhood to turn  
into parking

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

Jeff Ketzle  
Name (Please Print)

[Signature]  
Signature

4537 Eldorado Dr  
Address

5-18-07  
Date

TF

RECEIVED

MAY 30 2007

PLANNING DEPT.

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Plano, TX 75086-0358



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WHY CANT A SECOND STORY BE ADDED TO EXISTING  
BLDG. DO NOT TAKE AWAY ANY OF OUR PARK  
IF THIS GOES THROUGH I WILL FILE A LAWSUIT  
TO STOP AT LARGE REPRESENTATIVES

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

LARRY COWDEN  
Name (Please Print)

*Larry Cowden*  
Signature

1604 KMDRY CIR. PLANO TX  
Address 75093

5-29-07  
Date

TF

RECEIVED  
MAY 31 2007  
PLANNING DEPT.

REPLY FORM

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Plano, TX 75086-0358



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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 NICKOLS  
Name (Please Print)

Barbara Nickols  
Signature

1609 Emory Circle  
Address

5-31-07  
Date

TF

1613 Emory Circle  
Plano, TX 75093

May 30, 2007

Dear Planning and Zoning Commission members,

Thank you for your careful attention to the issue of Plano Independent School District's requested Special Use Permit to construct a day-care center adjacent to Beaty Early Childhood School. My husband Howard and I have lived at 1613 Emory Circle since January, 1982, and are opposed to the granting of the SUP.

A major concern is increased traffic. Beaty is in the middle of an established, noncommercial residential area. The streets surrounding the school are quite small. Increased congestion is already a problem in the area. Nevada, the street in front of the school, is blocked by the carpool line several times a day. (The school has twice the pickup and drop-off times of elementary schools because, as an early childhood school, it runs both morning and afternoon sessions.) In fact, last week I witnessed a disturbing incident. A car was stopped at the stop sign at Nevada and Cornell. A school bus, turning east onto Cornell, very nearly took the front off the car. The surrounding residential streets already are overburdened and treacherous.

A second concern is pedestrian safety. The proposed day-care center would come within three feet of the playground at Eldorado Park. The park is the only green space in the area. I can attest—having lived here for so many years—that the park is heavily used by area families, many of them with small children. A further increase traffic (and even closer to the park at that) would increase danger to pedestrians.

Certainly I am in favor of childcare centers. Our own daughter attends day care. I believe, however, that PISD could find a more appropriate setting for a large day-care facility for its staff members. I cannot imagine that a commercial day care facility would be allowed on that tract.

Thank you so much for your attention to this issue.

Sincerely,

Susan Geffen

MAIL FORM TO  
↓

REPLY FORM

RECEIVED  
MAY 24 2007  
PLANNING DEPT.

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-13. The property is on one lot on 8.0± acres located at the southwest corner of Eldorado Drive and Nevada Drive. The requested zoning is for a Specific Use Permit (SUP) for Day Care Center. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established for such use.

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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.

GREGORY SAVAGE

Name (Please Print)

Gregory Savage

Signature

4528 FARGO DR PLANO TX

Address

5/21/07

Date

TF 75093

MAIL FORM TO  
↓

REPLY FORM

RECEIVED  
MAY 24 2007  
PLANNING DEPT

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



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

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MARJOLIE LOCKWOOD  
Name (Please Print)

Marjorie Lockwood  
Signature

4533 FARGO DR PLANO TX  
Address  
75093

5/21/07  
Date

TF

RECEIVED

MAY 30 2007

PLANNING DEPT.

REPLY FORM

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



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*The proposed change constitutes a nuisance on the neighborhood.*

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

Andrew Pereto  
Name (Please Print)

*Andrew Pereto*  
Signature

4525 Fergus Dr  
Address

5-29-07  
Date

TF

MAY 30 2007  
PLANNING DEPT.

REPLY FORM

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



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NO TRAFFIC! NO SPEED BUMPS! OTHERWISE, I'LL  
VOTE FOR THE CHALLENGER @ THE NEXT  
ELECTIONS!

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

ROBERT WOODS  
Name (Please Print)

R Woods  
Signature

4517 FARGO  
Address

5-29-07  
Date

TF

RECEIVED

MAY 30 2007

PLANNING DEPT.

REPLY FORM

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



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*No additional traffic from the neighborhood  
Additional traffic will reduce property  
values.*

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

Angela Woods  
Name (Please Print)

Angela Woods  
Signature

1511 Fargo Plano TX 75024  
Address

5/29/07  
Date

TF

MAIL FORM TO  
↓

REPLY FORM

RECEIVED  
MAY 30 2007  
PLANNING DEPT.

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



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THE CITY IS ENCRDACHING ON A GREEN SPACE IN OUR COMMUNITY THAT IS TRULY THE HEART OF OUR COMMUNITY. I DO NOT AGREE TO HAVING OUR TAX DOLLARS GO TO A PISD ONLY DAY CARE CENTER WHILE HAVING A VALUED RESOURCE, OUR PARK, TAKEN AWAY IN THE PROCESS. ONCE BUILT ON, WE'LL NEVER GET IT BACK.

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

BONNE PINNELL  
Name (Please Print)

Bonne Pinnell  
Signature

4509 FARGO DR.  
Address

05/26/2007  
Date

TF

MAIL FORM TO  
↓

REPLY FORM

RECEIVED  
MAY 30 2007  
PLANNING DEPT

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



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The Park is the heart of our neighborhood - it draws families with their children from all over. The school already add traffic & if expanded into the park would add more traffic & reduce a precious resource.

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

STAN PINNELL

Name (Please Print)

Signature

4509 FARGO DR.

Address

05/26/2007

Date

TF

RECEIVED

MAY 30 2007

PLANNING DEPT.

REPLY FORM

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



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*we feel the school board broke their commitment to us when they failed to put in a neighborhood school and installed the present facility which does nothing but overwhelm our traffic capacity creating a dangerous nuisance*

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

Robert Perry  
Name (Please Print)

Robert B Perry  
Signature

4301 Harder Court  
Address Plano TX 75093

5/29/07  
Date

TF

RECEIVED  
MAY 23 2007  
PLANNING DEPT

REPLY FORM

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



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*This is a quiet Residential neighborhood. At or near this site currently is a public school. The addition / conversion of a commercial business is inappropriate for this location. Alternative commercial sites are available within a mile near Eldorado + Ohio.*

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

JULIE SANDERS

Name (Please Print)

*Julie Sanders*

Signature

4305 Hanover Ct.

Address

5/21/07

Date

TF

REPLY FORM

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



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SEE Attachment 1,

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

Jason Stowe  
Name (Please Print)

Jason Stowe  
Signature

4309 Hanover Ct.  
Address

May 31, 2007  
Date

TF

# FRICKE

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REAL ESTATE  
INVESTMENTS

## Reply Form Additional Comments Attachment

Planning & Zoning Commission  
P.O. Box 860358  
Plano, TX 75086-0358  
Re: Zoning Case 2007-13

Dear Commissioners:

I am very concerned about the new PISD day care facility you are planning to build in my neighborhood.

- ◆ Traffic will increase in our quiet neighborhood
- ◆ Noise levels will increase
- ◆ Light pollution will increase with the early and late operations of this facility
- ◆ This will eliminate part of the park which is a significant selling point for the neighborhood
- ◆ Trees are already scarce in this area and I do not feel it would be environmentally responsible to cut down trees that were in the area since before the neighborhood was developed
- ◆ This is a residential area and not a commercial area.
- ◆ The city would not allow any other type of commercial establishment to be built in the center of the neighborhood
- ◆ This facility will not provide benefit to the general welfare of the community because the use is restricted to PISD employees only
- ◆ The traffic will originate outside of our neighborhood and cause more traffic issues along Ohio, Park, and Plano Parkway ( which I use daily and see the backed-up traffic already, without the new day care facility)
- ◆ There are currently day care facilities at each of the high schools in the area and these facilities should be expanded to accommodate the new day care needs

I do not mind paying my higher Plano taxes every year, because I have felt up to this point that the City of Plano has always taken care of its residents. However, if the City of Plano approves this facility I will feel different about the care given to Plano residents by the City. I am not against PISD providing teachers with day care facilities, but I think there are many other more suitable locations for this facility.

Thank You,

Jason Stowe  
4309 Hanover Ct.

RECEIVED .5  
MAY 30 2007  
PLANNING DEPT.

REPLY FORM

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



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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.

ESPERANZA SARBET  
Name (Please Print)

[Signature]  
Signature

4317 HARTFORD DRIVE  
Address PLANO, TX 75093

5-29-07  
Date

TF

RECEIVED  
MAY 30 2007  
PLANNING DEPT.

REPLY FORM

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



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

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Noorollah Sabet  
Name (Please Print)

NFS Sabet  
Signature

4317 HARTFORD DRIVE  
Address PLANO, TX 75023

5-29-07  
Date

TF

Z:PH/2007-13P4

May 15 07 08:54p

Allison & Robert

469 241 0086

p.5

RECEIVED

MAY 31 2007

ATTN: Tina Firgens

PLANNING DEPT

REPLY FORM RECEIVED

MAY 31 2007

PLANNING DEPT

RECEIVED

JUN 01 2007

PLANNING DEPT



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

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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.

CHRISTINA CHU  
Name (Please Print)

[Signature]  
Signature

4521 HARTFORD DR  
Address  
PLANO, TX 75083

5/29/07  
Date

TF

REPLY FORM

RECEIVED  
MAY 31  
PLANNING  
PLANNING

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



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

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Medhiya TOVI  
Name (Please Print)

Medhiya TOVI  
Signature

4321 WARTFORD DRIVE  
Address  
PLANO, TX 75093

5-29-07  
Date

TF



REPLY FORM

RECEIVED  
MAY 31 2007  
PLANNING DEPT.

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



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- \* Too much traffic for this small, residential neighborhood!!
- \* Eliminates a beautiful green space, of which Plano has too few, and of which neighbors desire to keep
- \* Will reduce property values.
- \* Other, more suitable locations are available in Plano -

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

Elizabeth B. Huston, Ph.D.  
Name (Please Print)

Elizabeth Huston, Ph.D.  
Signature

4537 Hartford Dr.  
Address Plano, Tx 75093

30 May 2007  
Date

TF

REPLY FORM

RECEIVED

MAY 31 2007

PLANNING DEPT.

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



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TOO MUCH TRAFFIC FOR RESIDENTIAL STREETS !!

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

PHILIP O. HUSTON  
Name (Please Print)

Philip O. Huston  
Signature

4537 MARIFORD DR  
Address PLANO, TX 75093

5/30/07  
Date

TF

RECEIVED

MAY 31 2007

PLANNING DEPT.

Dear Ms. Tina Firgens,

I am writing in regards to the Proposed Zoning change Zoning Case 2007-13. My husband and I are residents of the El Dorado Park neighborhood, and we are both extremely opposed to this proposed zoning change for several reasons.

One major objection to this proposed zoning change is that it will cause an undo increase in traffic throughout the neighborhood. Currently, the traffic in our neighborhood is not managed very well. Drivers frequently cut through the neighborhood down Nevada Drive to create a quick access between Plano Parkway and Park. In addition, in the morning as I am jogging before work, I have witnessed teachers and parents hurrying down the streets of Nevada, Eldorado, Hartford, and others on their way to the Beatty Early Childhood Center. I have almost been hit by these drivers who are late to work and/or in a rush to drop off their children at the center. These people and others racing through our neighborhood often run the stop signs that are supposed to "control" this traffic.

Recently, because of construction on Ohio Blvd., our neighborhood has experienced an increase in traffic from drivers trying to avoid the intersection of Park and Ohio. Both my husband and I have almost been hit a number of times as we walked through the neighborhood because of individuals speeding through the streets that intersect Park, Plano Parkway, and Ohio. Since the traffic is undermanaged at this point, we can only imagine how dreadful it will become if this change occurs and hundreds of other drivers are added to this poorly controlled situation.

Another objection my husband and I have concerns the proposed ruination of the park behind Beatty Early Childhood Center. My family enjoys the lovely greenspace and stream afforded us at this little park. This region of Plano does not have many greenspace areas. The Eldorado Park is the only one for miles around available to the families in our and adjoining neighborhoods. In fact, individuals from the apartment complex at Preston and Old Shephard Drive come to this park for exercise and recreation. The pretty trees and lovely birds that gather at this little park bring joy to all of us who spend time here. The nature at this park refreshes our souls and relaxes us from the stresses of our daily routines. This little patch of nature would be sorely missed should this proposed change occur. So the concern here should not be just for the benefits of a few teachers working for Plano ISD (PISD), but it should be for the homeowners of this neighborhood and for those who enjoy the positive qualities of our park.

Since this proposed change is for the purpose of building a daycare center for the employees of Plano ISD, then placing this facility next to the PISD administration building would make much more sense. Employees of PISD all know the location of PISD administration, and they surely will have no trouble finding it in the morning when they are rushing around to their various schools.

The nuisances of the excessive noise and odors from traffic, of the dangers the increased traffic will cause, of the additional lighting that will flood the area in the nighttime, and of the visual clutter of too many edifices placed in this small area are all objectionable influences to the family living areas in our neighborhood. Such nuisances will not only create a more stressful and negative living environment, but they will surely drive down the prices of our homes. PISD seems not to realize how its plan will impact those of us who live in this area. We do not want this kind of interference added to our living space, and PISD should be more sensitive to the citizens whose taxes will be paying for this daycare center.

Along with our neighbors, my husband and I are against this proposed zone change and would like for it to be defeated. Again, PISD's self-serving concern with appearing innovative and on the cusp of educational benefits for their teachers can be easily remedied by placing their new daycare center in their own backyard! Please, leave our neighborhood alone!

FROM :

FAX NO. :

Jun. 01 2007 01:42AM P3

Page 2 of 2

Sincerely,  
Mr. Philip and Dr. Elizabeth Huston  
4537 Hartford Dr.  
Plano, TX 75093  
214-674-6290

RECEIVED  
MAY 31 2007  
PLANNING DEPT

RECEIVED  
MAY 30 2007  
PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

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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.

David A. Lemm  
Name (Please Print)

David A. Lemm  
Signature

4500 HARTFORD DR  
Address

5/29/2007  
Date

TF

RECEIVED

MAY 30 2007

PLANNING DEPT.

REPLY FORM

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



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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.

MARY ELLEN LEMM  
Name (Please Print)

Mary Ellen Lemm  
Signature

4500 HARTFORD Drive  
Address

5/29/07  
Date

TF

May 29, 2007



TO: Phyllis Jarrell, Director of Planning (Fax #972-941-7396)  
City of Plano Planning & Zoning

FROM: Mary Ellen Lemm  
4500 Hartford Drive  
Plano, TX 75093

RECEIVED

MAY 29

PLANNING DEPT

I am writing this letter, as a resident of the Eldorado Park community to request that you deny approval for the proposed PISD day care adjacent to the Beaty Early Childhood School located at Eldorado and Nevada for the following reasons:

\* The proposed day care would increase traffic to my neighborhood and create additional noise, pollution and heighten child-safety concerns around the existing park and various points of ingress and egress to our community. We already deal with increased traffic from the Beaty School, including teachers and parents that roll through existing stop signs and exceed posted speed limits in order to reach their destination. We do not need to add to this.

\* P & Z previously denied other for-profit day care centers in our neighborhood. Therefore, this day care should not be allowed for the same and additional reasons, despite the fact that a Specific Use Permit (SUP) might be issued. This particular day care poses no benefit to our neighborhood or the general welfare of our community, but instead would take away from our community and potentially reduce the value of the homes located in this community.

\* The proposed SUP would extend the school's operating hours and increase the traffic to our neighborhood, both in the early morning and evening. This will interfere with homeowner's access to and from their homes and increase the traffic at peak times when homeowners are attempting to leave and return from work. It is estimated that our neighborhood traffic will increase by approximately 250 vehicles daily, creating bottlenecks for existing homeowners and may result in unnecessary speed bumps, traffic signals, etc. being added to our neighborhood.

\* The proposed plans would require the removal of existing trees that beautify our neighborhood, and particularly, the existing park and playground. Additionally, the parking lot is proposed to be only 3 feet from the existing playground, which will substantially increase the risk of injury to our neighborhood children.

\* There are many other areas in the City that could accommodate the proposed day care without harming existing neighborhoods and park and playground areas. Why not consider adding on to one of the high schools that has existing day care facilities?

I strongly urge you to consider the detrimental effects that the placement of this day care in our community would have and request that you deny this request.

*Mary Ellen Lemm*

REPLY FORM

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



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I don't want the Day Care Center to encroach on the Park/Playground

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

Eric Farley  
Name (Please Print)

[Signature]  
Signature

1808 Idaho Dr  
Address

5/31/07  
Date

TF

REPLY FORM

RECEIVED  
MAY 22 2007  
PLANNING DEPT.

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



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(1) Why TAX MORE money used Just For

PESIS Employees Benefits

(2) Do Not Need Any More Street Traffic

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

W. D LAWRENCE  
Name (Please Print)

[Signature]  
Signature

1700 IOWA AVE PLANO 75093  
Address

5/20/07  
Date

TF

May 15 07 08:54p

Allison & Robert

489 241 0086

p.5

REPLY FORM

RECEIVED

MAY 30 2007

PLANNING DEPT

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Plano, TX 75086-0358



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

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Norma Soto  
Name (Please Print)

*[Signature]*  
Signature

4311 Jennings Ct.  
Address

5/29/07  
Date

TF

May 15 07 08:54p

Allison & Robert

469 241 0086

p.5

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Scott Eriksen  
Name (Please Print)

Scott Eriksen  
Signature

4316 Jenning Ct  
Address

5-29-07  
Date

TF

May 15 07 08:54p

Allison & Robert

469 241 0086

P.5

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

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PIERRE PANAYI  
Name (Please Print)

*Panayi*  
Signature

4401 JENNING DRIVE  
Address

05/29/07  
Date

TF

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MAY 30 2007  
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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.

Nick Smith  
Name (Please Print)

Signature

4465 JENNING DR  
Address

29-5-07  
Date

TF

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PLANNING DEPT.

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*Not good for commercial business.  
Don't want the extra traffic. Keep  
the park green.*

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

Stacy Delaney  
Name (Please Print)

Stacy Delaney  
Signature

4521 Jenning Dr  
Address

5/29/07  
Date

TF

RECEIVED <sup>5</sup>

MAY 30 2007

PLANNING DEPT.

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Plano, TX 75086-0358



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

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Shrawa Rojas

Name (Please Print)

Shrawa Rojas

Signature

4325 JENNINGS COURT

Address

May 29, 2007

Date

TF

May 15 07 08:54p

Allison & Robert

469 241 0086

P.5

REPLY FORM

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

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Kristin Waddelow  
Name (Please Print)

K.W. Waddelow  
Signature

4329 Jennings Ct  
Address  
Plano, TX 75093

5-29-07  
Date

TF

May 15 07 08:54p

Allison & Robert

469 241 0086

p.5

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

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TED DOMITROVICH

Name (Please Print)

[Handwritten Signature]

Signature

4312 JENNINGS CT

Address

5/29/07

Date

TF

May 15 07 08:54p

Allison & Robert

469 241 0086

p. 5

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

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NICOLE DAO  
Name (Please Print)

Signature

4313 JENNING CT.  
Address PLANO, TX 75093

6/4/2007  
Date

TF

RECEIVED 5  
MAY 30 2007  
PLANNING DEPT.

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

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DAVID NEWFELD  
Name (Please Print)

Signature

1400 Land Dr  
Address

5/29/07  
Date

TF

RECEIVED  
p. 5

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

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Jeff Hecker  
Name (Please Print)  
1504 Level Dr  
Address

[Signature]  
Signature  
5/29/07  
Date

TF

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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.

JENNIFER SIMPSON  
Name (Please Print)

[Signature]  
Signature

1528 Lindagata  
Address

5-29-07  
Date

TF

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This item will be heard on **June 4, 2007, 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.

Allison Camacho  
Name (Please Print)

Allison Camacho  
Signature

1712 Louisville Dr. Plano, TX  
Address

5/31/2007  
Date

TF

RECEIVED

MAY 30 2007

PLANNING DEPT.

REPLY FORM

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



Dear Commissioners:

This letter is regarding Zoning Case 2007-13. The property is on one lot on 8.0± acres located at the southwest corner of Eldorado Drive and Nevada Drive. The requested zoning is for a Specific Use Permit (SUP) for Day Care Center. An SUP authorizes and regulates a use not normally permitted in a district, which could benefit in a particular case the general welfare, provided that adequate development standards and safeguards are established for such use.

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

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Robert Camacho  
Name (Please Print)

[Signature]  
Signature

1712 Louisville Dr  
Address

5/29/07  
Date

TF

RECEIVED

MAY 30 2007

PLANNING DEPT.

REPLY FORM

Planning & Zoning Commission  
P.O. Box 860358  
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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.

Elvira Pacheco

Name (Please Print)

1312 Wufkin Dr

Address

75093

Signature

5/29/07

Date

TF

May 30, 2007

Dear Ms. Jarrell:

It has come to our attention that PISD has requested a special use permit (SUP) for a Day Care Center to be built on the southwest corner of Eldorado Drive and Nevada Drive. We are AGAINST this requested zoning case number 2007-13.

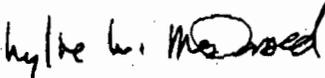
As homeowners on the block at 1605 Nevada we have seen firsthand the disruption that Beaty School has created in our neighborhood. We urge you to represent our best interests by not granting PISD's SUP for a day care center to be used solely for their teachers. The proposed facility is exclusive in its use and will only compound and significantly amplify the negative impact Beaty has created in our neighborhood.

Traffic and safety concerns have been a continuing problem: speeding parents, bottlenecks during "drop-off and pick-up" times, difficulty with lines of waiting parents circling around our streets, while blocking access to alleys and the front of our homes. By opening a facility for their teachers, traffic and bottlenecks will be extended since teachers will be dropping their children off earlier and picking them up later, thereby creating an almost continuous 12 hour increase in traffic in the neighborhood. And that doesn't take into account the additional staff needs at the new day care facility.

As homeowners next to a park, we are against adding more concrete and taking away more of the "green". The park has been heavily used since we moved here in 1983. The proposed day care center will absorb more green, take out trees, and put pavement within only feet of the current playground. Further limiting the size of the park is also unacceptable as for years it has been a meeting place for local soccer teams, baseball teams, scout meetings, etc.

Since the school district plans to build a stand alone facility, we believe that there are many other areas of PISD owned land that meet zoning requirements that would be better suited for this facility. In addition, PISD operates early childhood development at each of the three senior high schools and could expand and/or open it to it's teachers for day care. This alternative would appear to be more convenient for teachers as well as meet current zoning in the city. It is our hope that you, as a representative of our city and those of us who live in Plano, will vote AGAINST this zoning change.

Sincerely,

  
Wylie W. McDonald

  
Mary Margaret McDonald

RECEIVED

MAY 31 2007

PLANNING DEPT

REPLY FORM

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



Dear Commissioners:

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- 1) Increased Traffic: daycare users and daycare center employees
- 2) Residential Zone: daycare activity is a commercial one. It should be placed in a commercially zoned area.
- 3) Increased noise & light: due to early & late operating hours.

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

Dr. Razi S. Nagavi  
Name (Please Print)

Razi S. Nagavi  
Signature

4441 Odessa Dr., Plano, TX  
Address

5/29/2007  
Date

TF

75093

4) No added benefits to the neighborhood.

RECEIVED

MAY 30 2007

PLANNING DEPT

REPLY FORM

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



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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.

Clara Alder  
Name (Please Print)

*Clara Alder*  
Signature

\_\_\_\_\_  
Address

5-29-07  
Date

TF

CITY OF PLANO  
PLANNING & ZONING COMMISSION

June 4, 2007

**Agenda Item No. 9**

**Public Hearing – Preliminary Replat & Revised Site Plan:** Stream Data Center,  
Block A, Lot 2R

**Applicant:** Harrod Properties

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**DESCRIPTION:**

Medical offices on one lot on 9.8± acres located at the northwest corner of Spring Creek Parkway and Pinecrest Drive. Zoned Commercial Employment. Neighborhood #16.

**REMARKS:**

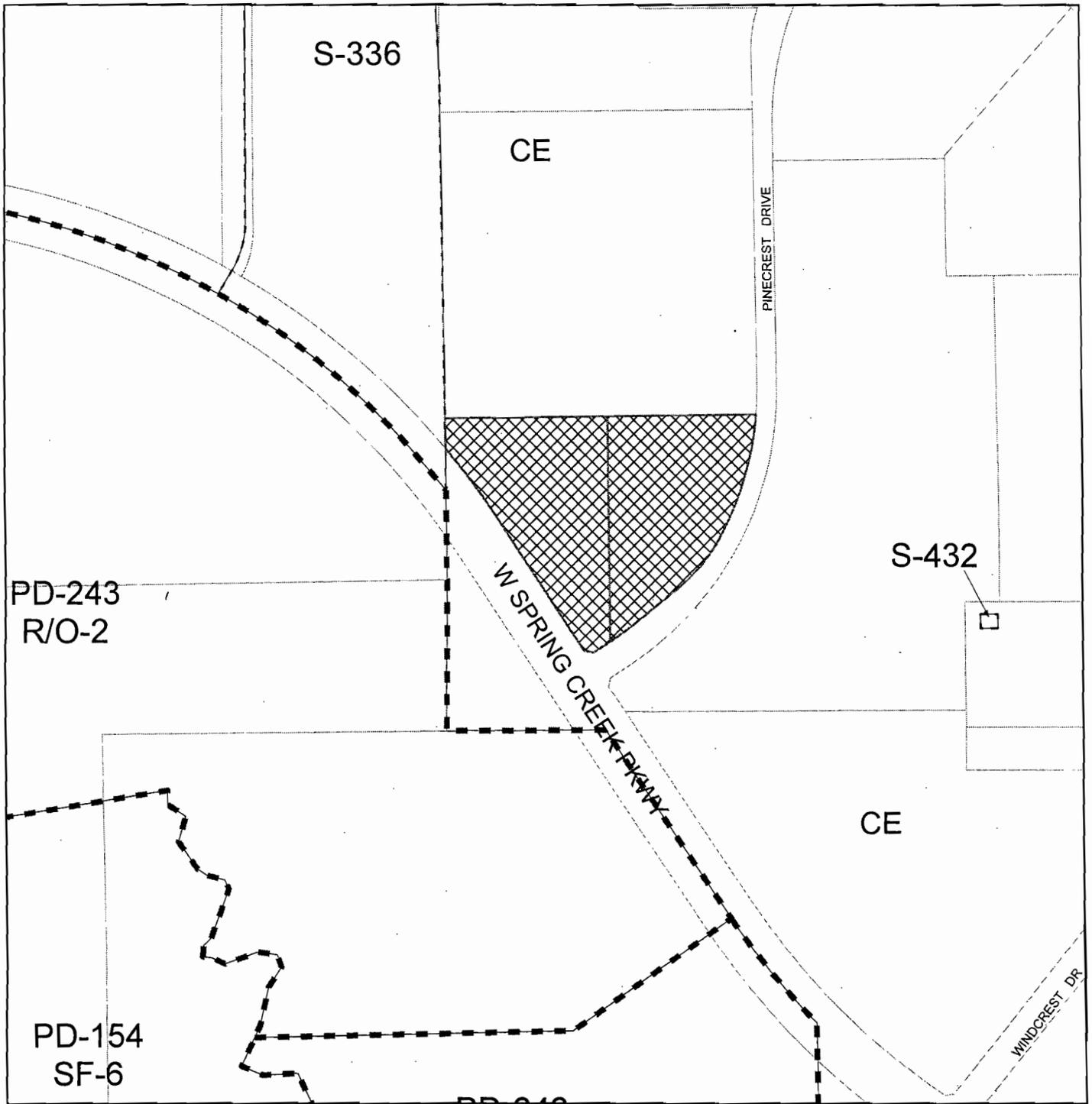
The purpose of the preliminary replat is to combine two lots into one, abandon a portion of the previous fire lane, access and utility easement, and dedicate new easements for development.

The purpose of the revised site plan is to show the expansion of the medical office building and the new lot configuration.

**RECOMMENDATIONS:**

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

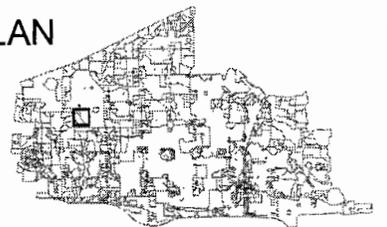
**Revised Site Plan:** Recommended for approval as submitted.



Item Submitted: PRELIMINARY REPLAT & REVISED SITE PLAN

Title: STREAM DATA CENTER  
BLOCK A, LOT 2R

Zoning: COMMERCIAL EMPLOYMENT



○ 200' Notification Buffer

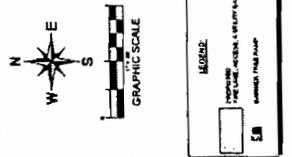




REVISED SITE PLAN

FMS LEGACY PHASE II  
 SPRING CREEK PARKWAY  
 AND PINECREST DRIVE  
 PLANO, TEXAS

Kimley-Horn  
 and Associates, Inc.  
 716 E. 17th Street  
 Ft. Worth, TX 76102-3118  
 TEL: 817.339.1118  
 FAX: 817.339.1119



LEGEND

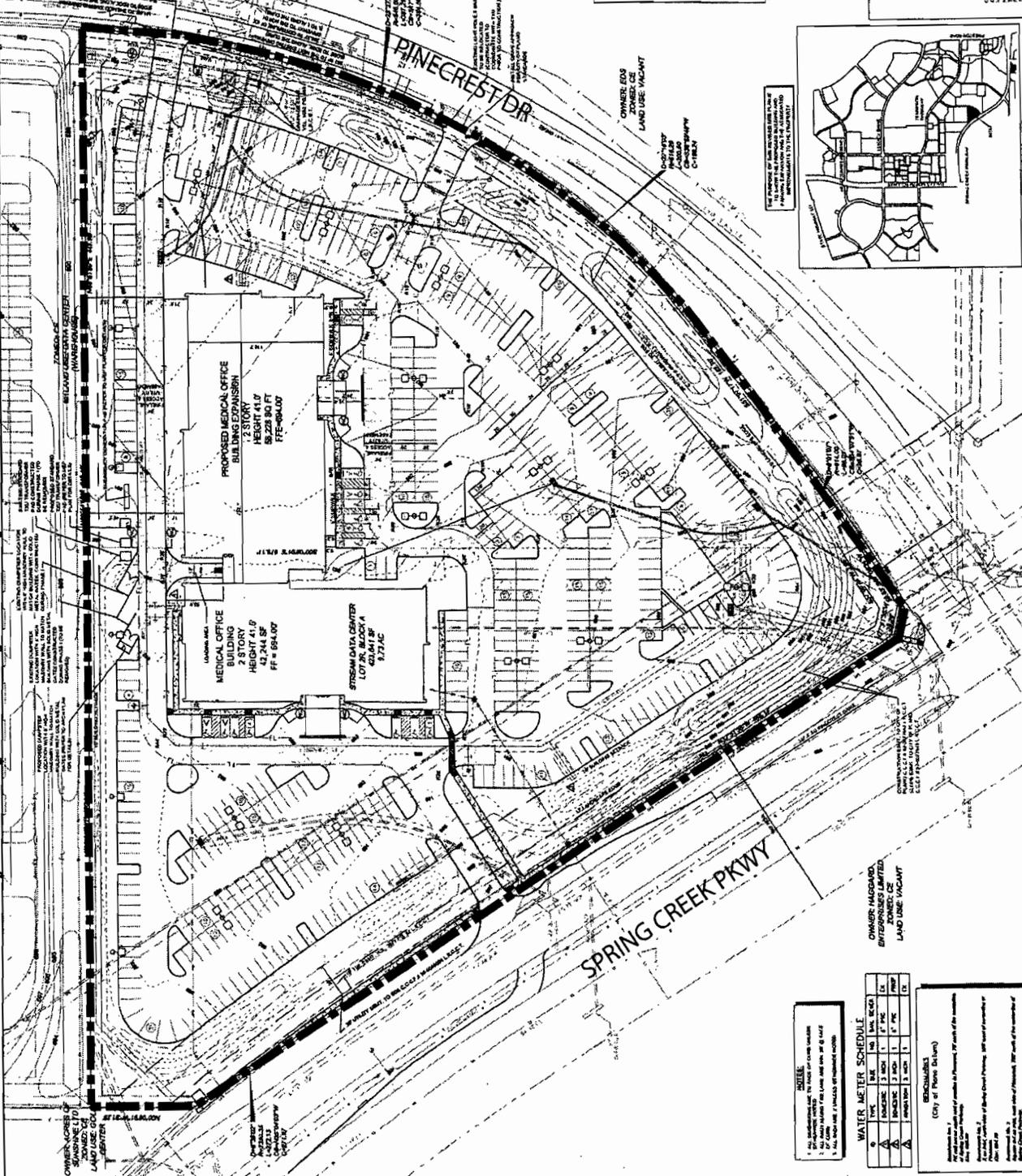
[Symbol]	PROPOSED MEDICAL OFFICE BUILDING EXPANSION
[Symbol]	EXISTING PAVED PARK

PHASE I TOTAL EDA

ITEM	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
1	PROPOSED MEDICAL OFFICE BUILDING EXPANSION	1	100,000	100,000
2	EXISTING PAVED PARK	1	50,000	50,000
3	...	...	...	...
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1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PLANO, TEXAS, AND THE STATE OF TEXAS, INCLUDING BUT NOT LIMITED TO, THE CITY OF PLANO, TEXAS, AND THE STATE OF TEXAS, AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PLANO, TEXAS, AND THE STATE OF TEXAS, INCLUDING BUT NOT LIMITED TO, THE CITY OF PLANO, TEXAS, AND THE STATE OF TEXAS.

REVISED SITE PLAN  
 STREAM DATA CENTER  
 BLOCK A, LOT 2R  
 875 W. 11th Street  
 MARI, C. WEA SURVEY - ABSTRACT NO. 805  
 PLANO, COLLIN COUNTY, TEXAS



WATER METER SCHEDULE

TYPE	SIZE	NO.	MIN. SCHED.
1	1/2"	1	1"
2	3/4"	1	1"
3	1"	1	1"
4	1 1/2"	1	1"
5	2"	1	1"
6	2 1/2"	1	1"
7	3"	1	1"
8	3 1/2"	1	1"
9	4"	1	1"
10	4 1/2"	1	1"
11	5"	1	1"
12	6"	1	1"
13	8"	1	1"
14	10"	1	1"
15	12"	1	1"
16	14"	1	1"
17	16"	1	1"
18	18"	1	1"
19	20"	1	1"
20	24"	1	1"
21	30"	1	1"
22	36"	1	1"
23	42"	1	1"
24	48"	1	1"
25	54"	1	1"
26	60"	1	1"
27	72"	1	1"
28	84"	1	1"
29	96"	1	1"
30	108"	1	1"
31	120"	1	1"
32	144"	1	1"
33	168"	1	1"
34	192"	1	1"
35	216"	1	1"
36	240"	1	1"
37	270"	1	1"
38	300"	1	1"
39	360"	1	1"
40	420"	1	1"
41	480"	1	1"
42	540"	1	1"
43	600"	1	1"
44	720"	1	1"
45	840"	1	1"
46	960"	1	1"
47	1080"	1	1"
48	1200"	1	1"
49	1440"	1	1"
50	1680"	1	1"
51	1920"	1	1"
52	2160"	1	1"
53	2400"	1	1"
54	2700"	1	1"
55	3000"	1	1"
56	3600"	1	1"
57	4200"	1	1"
58	4800"	1	1"
59	5400"	1	1"
60	6000"	1	1"

OWNER: HARGRAVE ENTERPRISES LIMITED  
 875 W. 11th Street  
 PLANO, TEXAS 75075

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.  
 716 E. 17th Street  
 FT. WORTH, TEXAS 76102-3118

ARCHITECT: HARGRAVE ENTERPRISES LIMITED  
 875 W. 11th Street  
 PLANO, TEXAS 75075

CITY OF PLANO (City of Plano, Texas)  
 1. THE CITY OF PLANO, TEXAS, HAS REVIEWED THIS SITE PLAN AND HAS DETERMINED THAT IT IS IN CONFORMANCE WITH THE CITY OF PLANO, TEXAS, AND THE STATE OF TEXAS, AND HAS GRANTED THE NECESSARY PERMITS AND APPROVALS FOR THE CONSTRUCTION OF THE PROJECT.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

June 4, 2007

**Agenda Item No. 10**

**Revised Site Plan:** A.H. Meadows Elementary School, Block A, Lot 1R

**Applicant:** Plano Independent School District (PISD)

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**DESCRIPTION:**

Public school on one lot on 8.7± acres located at the southeast corner of 18th Street and Rigsbee Drive. Zoned Single-Family Residence-7. Neighborhood #61.

**REMARKS:**

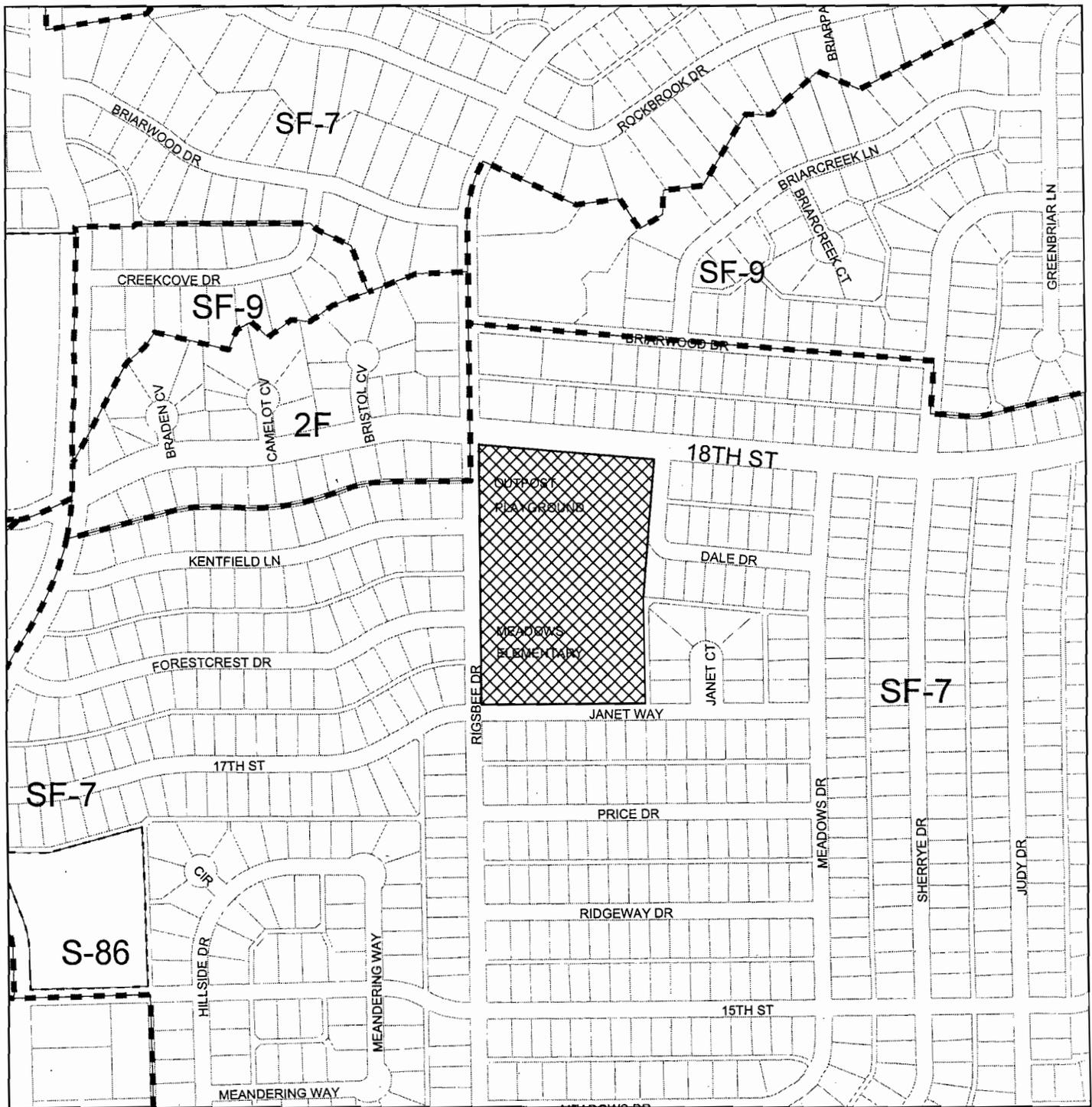
This item was tabled at the May 21, 2007, Planning & Zoning Commission meeting. It must be removed from the table.

The applicant proposes to construct a new elementary school on the existing elementary school site. Once the new school is complete, the existing school will be demolished for play space area. The revised site plan shows the proposed elementary school building, drives, and parking lot.

The new elementary school complies with required setbacks. To allow for adequate parking, vehicle circulation, and passenger loading and unloading the applicant has requested that the City of Plano abandon ten feet of right-of-way along 18th Street. 18th Street is a 36-foot wide collector street. Typically a collector street is in a 60-foot right-of-way. The current right-of-way width, however, is 80 feet. The Engineering department has reviewed the request for abandonment and acknowledges that the ten feet of excess right-of-way is not necessary for public or private infrastructure.

**RECOMMENDATIONS:**

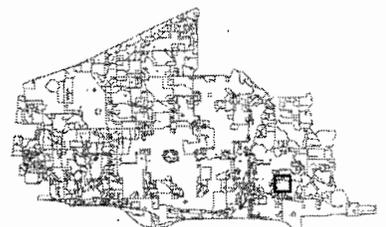
Recommended for approval subject to City Council abandonment of ten feet of excess right-of-way on the south side of 18th Street between Dale Drive and Rigsbee Drive.



Item Submitted: REVISED SITE PLAN

Title: A. H. MEADOWS ELEMENTARY SCHOOL  
BLOCK A, LOT 1R

Zoning: SINGLE-FAMILY RESIDENCE-7



○ 200' Notification Buffer



