

DATE: November 17, 2020

TO: Honorable Mayor & City Council

FROM: M. Nathan Barbera, Chair, Planning & Zoning Commission 

SUBJECT: Results of Planning & Zoning Commission Meeting of November 16, 2020

AGENDA ITEM NO. 3A - PUBLIC HEARING

ZONING CASE 2020-026

APPLICANTS: CORAM DEO ACADEMY

Request for a Specific Use Permit for Private School on 8.2 acres, and to rescind Specific Use Permit No. 335 (S-335) for Day Care Center on 3.7 acres, located at the southwest corner of Independence Parkway and Ridgeview Drive. Zoned Planned Development-59-Single-Family Residence-6 and Single-Family Residence-7 with Specific Use Permit No. 335 for Day Care Center (Submitted under the Interim Comprehensive Plan).

APPROVED: 8-0 **DENIED:** **TABLED:**

Speaker Card(s) Received Support: 2 Oppose: 1 Neutral: 0

Letters Received Within 200' Notice Area: Support: 0 Oppose: 2 Neutral: 0

Petition Signatures Received: Support: 0 Oppose: 0 Neutral: 0

Other Responses: Support: 0 Oppose: 0 Neutral: 0

STIPULATIONS:

Recommended to rescind Specific Use Permit No. 335 for Day Care Center and approve the Specific Use Permit for Private School with the following stipulations:

1. Maximum number of students: 538 daily onsite, and 1,000 total enrollment.
2. Exterior lighting located within 200 feet of the western property line must not be visible from 9:00 p.m. until 6:00 a.m. unless directed downward.

MR/kl

xc: Glenn Campbell, Coram Deo Academy
Kevin Wier, Spiars Engineering
Jeanna Scott, Building Inspections Manager

<http://g.page/CDACC?share>

CITY OF PLANO
PLANNING & ZONING COMMISSION

November 16, 2020

Agenda Item No. 3A

Public Hearing: Zoning Case 2020-026

Applicant: Coram Deo Academy
(Submitted Under the Interim Comprehensive Plan)

DESCRIPTION:

Request for a Specific Use Permit for Private School on 8.2 acres, and to rescind Specific Use Permit No. 335 (S-335) for Day Care Center on 3.7 acres, located at the southwest corner of Independence Parkway and Ridgeview Drive. Zoned Planned Development-59-Single-Family Residence-6 and Single-Family Residence-7 with Specific Use Permit No. 335 for Day Care Center. Project #ZC2020-026.

BACKGROUND:

The subject property is currently developed as a private school, and a religious facility with Specific Use Permit No. 335 for Day Care Center. The underlying zoning is Planned Development-59-Single-Family Residence-6 (PD-59-SF-6) and Single-Family Residence-7 (SF-7). These zoning districts allow private school with approval of a specific use permit.

A private school is defined as a school under the sponsorship of a private agency or corporation other than a public or religious agency, having a curriculum generally equivalent to public elementary or secondary school.

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. Section 6.100 (Specific Use Permits) of Article 6 (Specific Use Permits and Certificates of Occupancy) states the following:

“The Planning & Zoning Commission in considering and determining its recommendations to the City Council on any request for a specific use permit may require from the applicant plans, information, operating data, and expert evaluation concerning the location, function, and characteristics of any building or use proposed. The City Council may, in the interest of the public welfare and to insure compliance with this ordinance, establish conditions of operation, location, arrangement, and type and manner of construction of any use for which a permit is authorized. In authorizing the location of any of the uses listed as specific use permits, the City Council may

impose such development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view, traffic, or other undesirable or hazardous conditions.”

History

- Coram Deo Academy (CDA) has been operating as a private school at the Cornerstone Church location since August 20, 2012.
- In 2013, CDA purchased the 8.3 acre parcel from Cornerstone Church. Cornerstone Church continues to operate as a religious facility on the northern building as a lease hold tenant. CDA does not hold classes in the religious facility building, but has the right to use the church building for special events.
- In 2014, CDA built the existing school building as a pre-K through 12th grade school and received a Certificate of Occupancy in January 2015. At this time, city staff did not realize the school was a separate entity from the religious facility, so the applicant was not notified of the requirement to obtain an SUP.
- In August 2020, CDA contacted City of Plano staff to discuss replatting the property from two existing lots into one lot. In discussions with staff, the applicant was made aware that an SUP was required.
- In September 2020, CDA filed an application to obtain a Specific Use Permit for the Private School on the property in order to address this concern. The applicant has provided a site plan to record the land use changes. The plat and another site plan will be filed at a later date to propose combining the property into one lot.

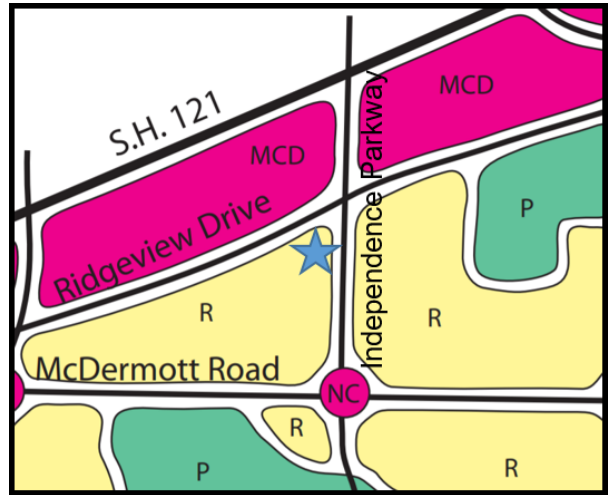
Surrounding Land Use and Zoning

North	Across Ridgeview Drive, single-family residences zoned Single-Family Residence Attached (SF-A).
West	Single-family residences zoned Planned Development-59-Single-Family Residence-6 (PD-59-SF-6).
East	Across Independence Parkway, single-family residences zoned Single-Family Residence-7 (SF-7).
South	Across Paradise Valley Drive, single-family residences zoned Planned Development-59-Single-Family Residence-6 (PD-59-SF-6) and SUP No. 381 for Private Recreation Center

Conformance to the *Interim Comprehensive Plan (1986-based)*

Future Land Use Map (2011) - The Future Land Use Map of the Interim Comprehensive Plan shows the school site as Residential.

The **Land Use Element** also includes an Appendix for Land Use Categories. **Public and private schools** are identified in the Public and Semi Public category. The Appendix states that locations “*should be provided for institutional and public uses that are appropriate for the intensity and character of each.*” This policy indicates that the city should consider how the school will affect the surrounding uses and determine if site specific mitigations might be necessary.



In the **Education Element**, private schools are identified as being available in Plano, serving preschool through high school. They support one of the major concepts of making a wide range of educational opportunities for all ages.

This location for school facilities is in conformance with the *Interim Comprehensive Plan*.

Private Schools Use

Schools are a typical land use located within and adjacent to neighborhoods in Plano. Schools offering primary and secondary curriculum are usually sited on parcels of land within proximity to residential areas. The location of the property adjacent to residential neighborhoods, its access to public streets, and separation from adjacent neighborhoods to the north, south, and east by streets indicate this location is appropriate for a private school use. To the west are single-family homes with residential fences that abut the subject property.

Private schools that include secondary students often have outside activities that may include sports fields. Consideration should be given to the location and direction of light standards as to prevent lighting to negatively impact adjacent residential neighborhoods.

Proposed SUP Stipulations

The applicant's request is for an SUP for a private school for grades Pre-K through 12th grade. The applicant is proposing the following stipulations for the Specific Use Permit in their purpose letter and as noted below:

1. Maximum number of students: 538 daily onsite.
2. Exterior lighting located within 200 feet of the western property line must not be visible from 9:00 p.m. until 6:00 a.m. unless directed downward.

Currently, the private school has 255 students onsite at any time, as shown in the companion site plan. The school currently has 526 students enrolled, and the applicant is proposing a maximum student cap of 538. Additionally, the applicant is proposing a restriction on lighting to respect the adjacent residents to the west.

Rescission of Specific Use Permit No. 335 for Day Care Center

In addition to the request for private school use, the applicant is proposing to rescind Specific Use Permit No. 335 for Day Care Center. That SUP was associated with a former occupant of the property and is no longer needed.

SUMMARY:

The property owner is requesting a Specific Use Permit for a Private School and to rescind Specific Use Permit No. 335 for Day Care Center. The request is in conformance with the Interim Comprehensive Plan. The applicant is proposing stipulations to cap the ultimate number of students allowed onsite and to respect the adjacent residents.

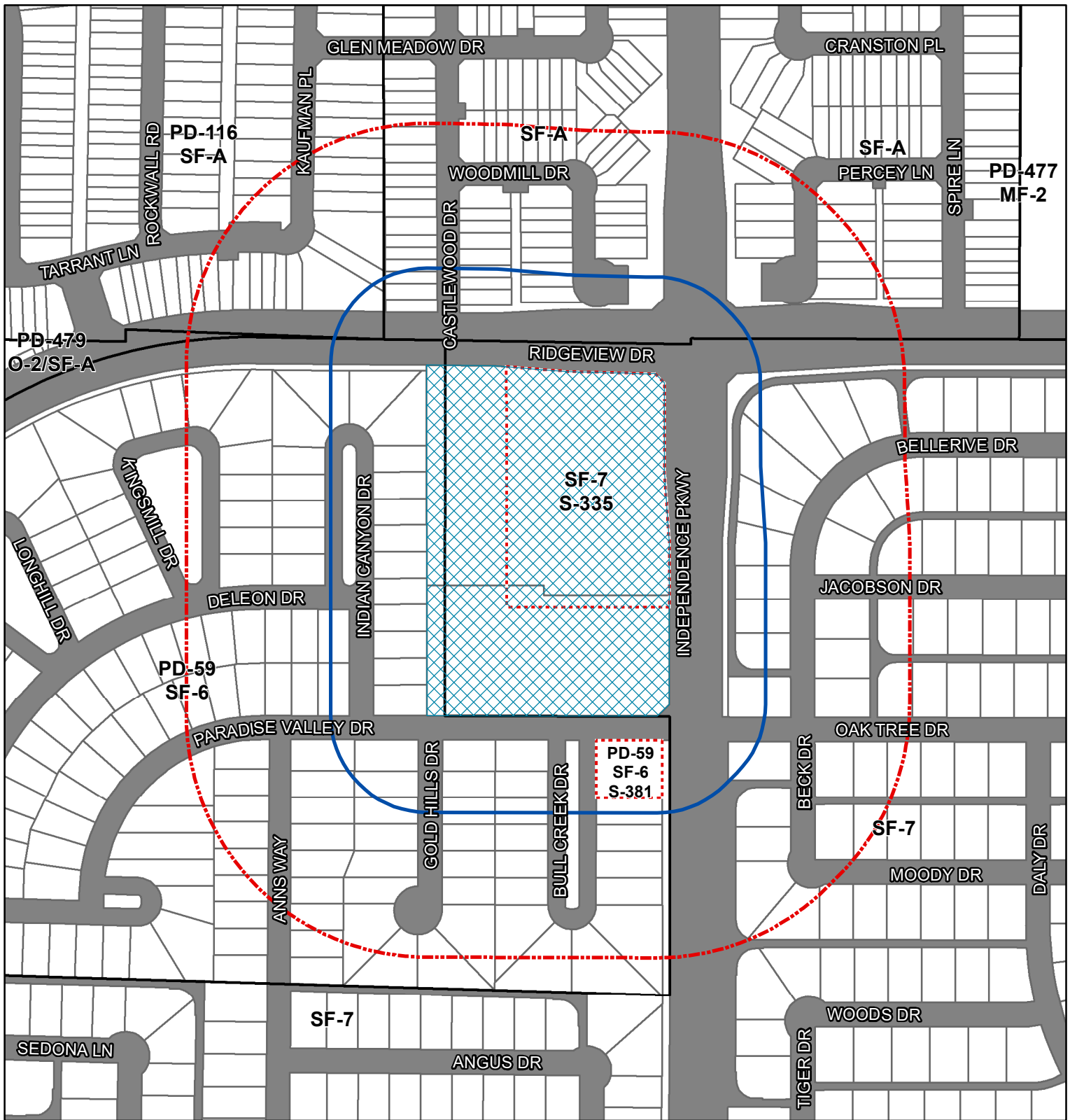
The Site Plan associated with the SUP applications, which covers existing conditions on the site, is on the same agenda.

Staff is in support of this request.

RECOMMENDATION:

Recommended to rescind Specific Use Permit No. 335 for Day Care Center and approve the Specific Use Permit for Private School with the following stipulations:

1. Maximum number of students: 538 daily onsite, and 1,000 total enrollment.
2. Exterior lighting located within 200 feet of the western property line must not be visible from 9:00 p.m. until 6:00 a.m. unless directed downward.

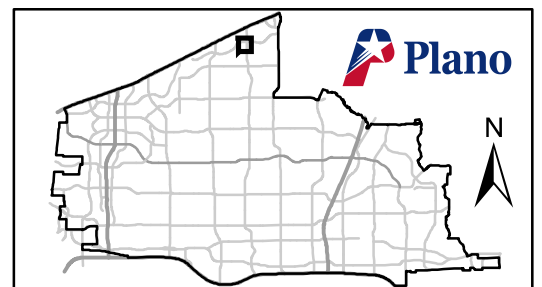


Zoning Case: 2020-026

Existing Zoning: Planned Development-59-Single-Family Residence-6 (PD-59-SF-6) and Single-Family Residence-7 (SF-7) with Specific Use Permit No. 335 for Day Care Center (S-335)

Proposed Zoning: Planned Development-59-Single-Family Residence-6 (PD-59-SF-6) and Single-Family Residence-7 (SF-7) with SUP for Private School

- 500' Courtesy Notification Buffer
- 200' Notification Buffer
- Subject Property
- Streets
- Zoning Boundary
- Zoning Boundary Change/SUP
- Specific Use Permit
- Municipal Boundaries



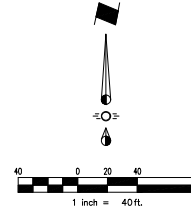
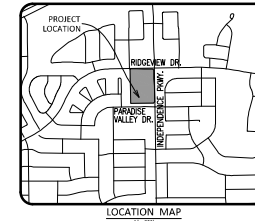
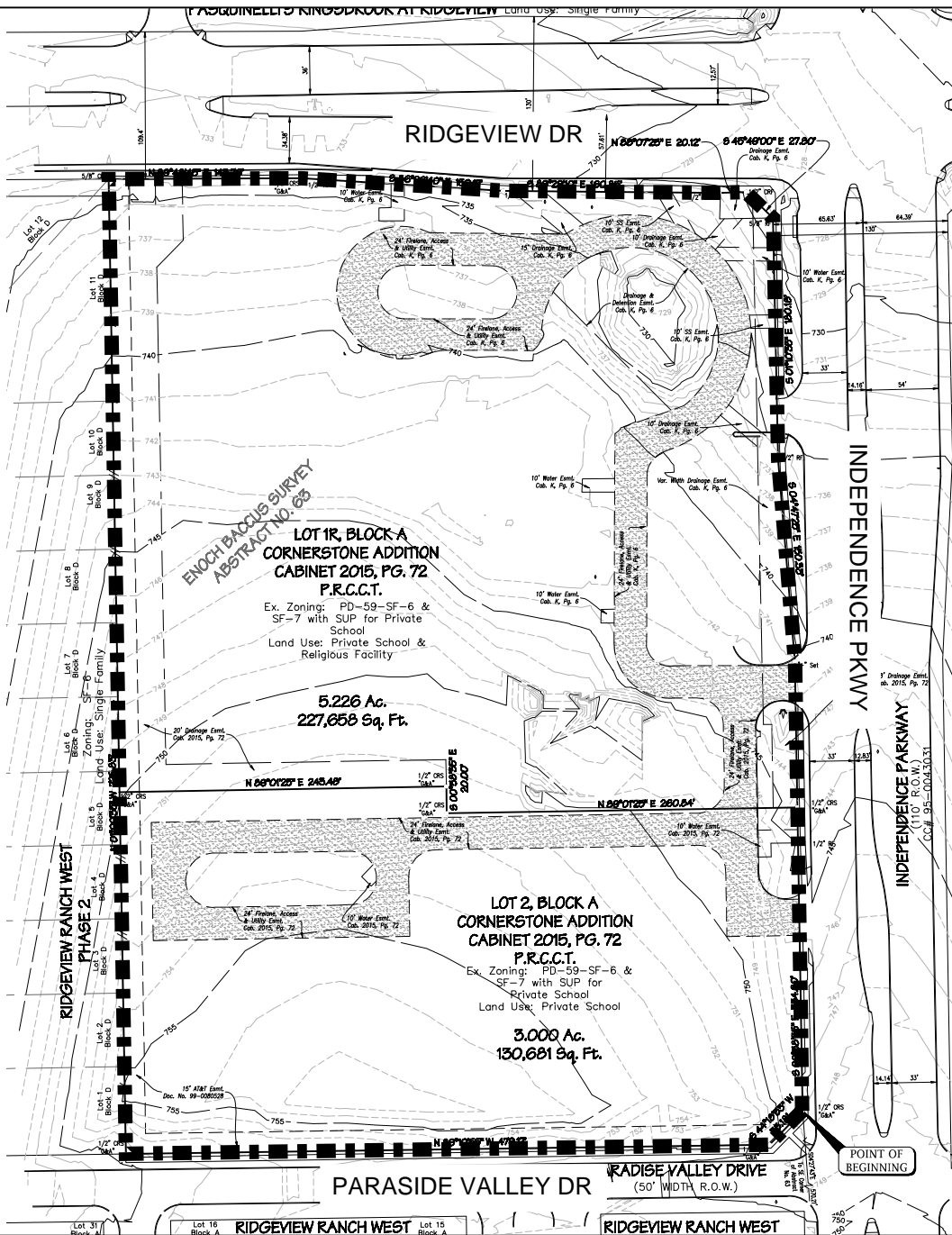


Zoning Case 2020-026



Area of Request

0 225 450
Feet



METES & BOUNDS DESCRIPTION (PER PLAT)

WHEREAS, Coram Deo Academy, a Texas non-profit corporation, is the owner of a tract of land situated in the City of Plano, Collin County, Texas and being more particularly described as follows:

Being all that certain lot, tract or parcel of land situated in the Enoch Baccus Survey, Abstract Number 63, City of Plano, Collin County, Texas, and being 8.226 Acres, Cornerstone Addition, Lots 1R & 2, Block A, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet 2015, Page 72 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch capped rod stamped "G&A" set at the southeast corner of said Lot 2, Block A of Cornerstone Addition, being the west line of Independence Parkway (called 110' right-of-way at this point);

THENCE S44°18'53"W, 35.18 feet to a 1/2 inch capped rod stamped "G&A" set in the north line of Paradise Valley (called 50' right-of-way at this point);

THENCE S89°10'55"W, 479.17 feet along said north line of Paradise Valley to 1/2 inch capped rod set stamped "G&A" at the southwest corner of said Lot 2 and also being the southeast corner of Ridgeview Ranch West Phase 2, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet M, Page 37, Official Public Records, Collin County, Texas;

THENCE N01°00'35" West, 725.83 feet along the west line of said Lots 1R & 2 and the east line of said Ridgeview Ranch West Phase 2 to a 5/8 inch capped rod found at the northwest corner of said Lot 1R and the northeast corner of said Ridgeview Ranch West Phase 2 and being in the south line of Ridgeview Drive (called a variable width right-of-way at this point);

THENCE N89°48'45"E, 143.76 feet to a 1/2 inch capped rod stamped "G&A" set in said south line of Ridgeview Drive;

THENCE S86°26'40"E, 150.17 feet to a 1/2 inch rod found;

THENCE S89°29'10"E, 160.85 feet to a 1/2 inch capped rod found;

THENCE N88°07'25"E, 20.12 feet to a 1/2 inch capped rod found at the most northeasterly corner of said Lot 1R and at the intersection of said Independence Parkway and Ridgeview Drive;

THENCE S45°49'00"E, 27.80 feet to a 5/8 inch rod found in said west line of Independence Parkway;

THENCE S01°10'35"E, 180.18 feet to a 1/2 inch rod found;

THENCE S04°47'25"E, 150.33 feet to a "+" set in concrete;

THENCE S00°58'35"E, 334.80 feet to the POINT OF BEGINNING and containing approximately 358,339 square feet or 8.226 acres of land.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

CITY PROJECT #2C2020-026
ZONING EXHIBIT
CORNERSTONE ADDITION
LOTS 1R & 2, BLOCK A - 8.226 Acres
situated in the
ENOCH BACCUS SURVEY, ABST. 63
IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS

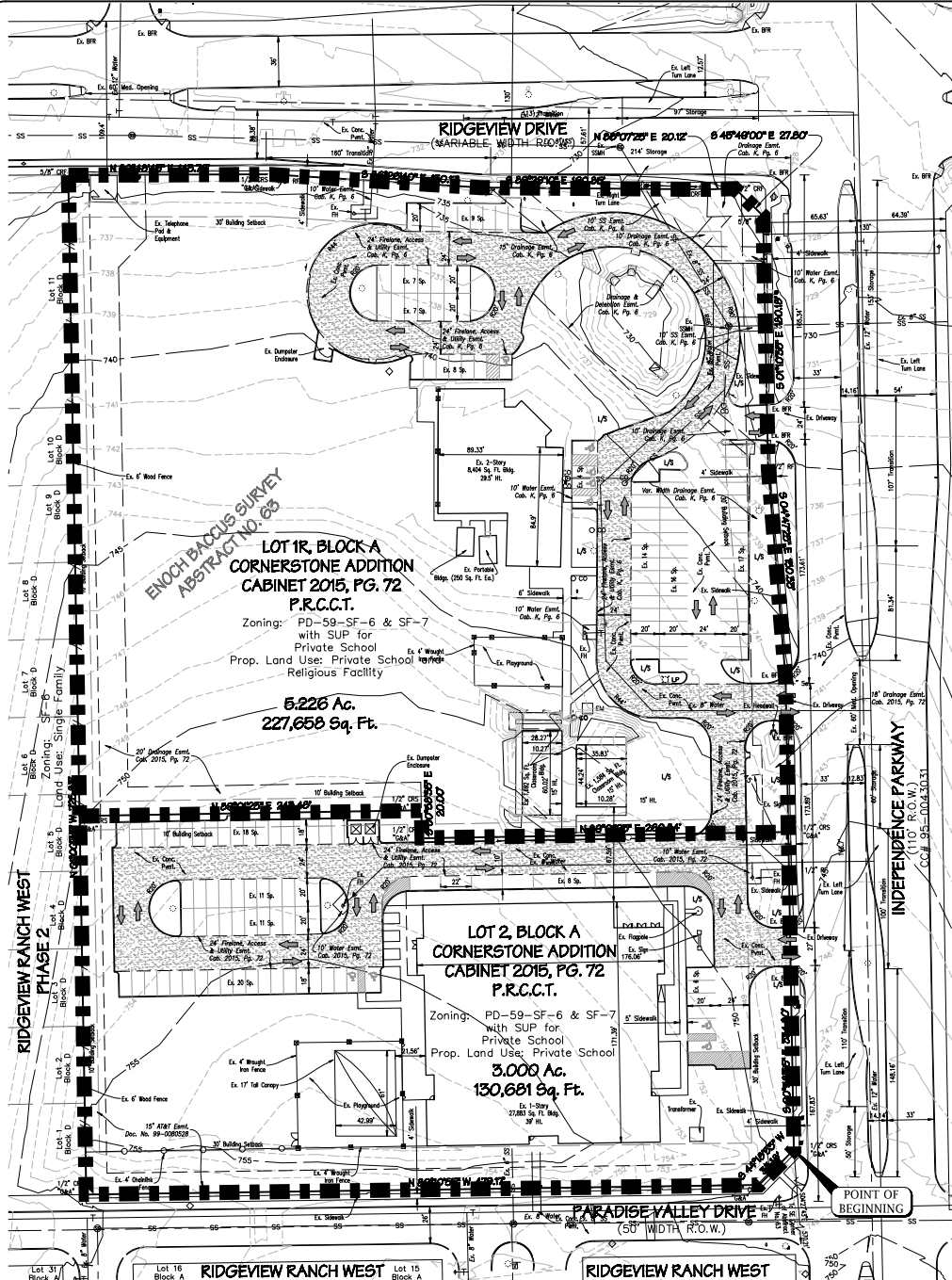
ZONING NOTE.

Approval of the zoning case associated with this exhibit shall not imply approval of any associated study, plat, or plan, approval of development standards shown hereon, or the initiation of the development process. Planning & Zoning Commission and/or City Council action on studies, plats, or plans relating to development of this property shall be considered as an action separate from action taken on this zoning case.

ENGINEER/SURVEYOR
Spilars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
RPE No. F-2121
Contact: David Bond

OWNER/APPLICANT
Coram Deo Academy
4900 Wichita Trail
Flower Mound, TX 75022
Phone 469-774-6762
Contact: Mark Powell

Scale: 1"=40' September, 2020 SEI Job No. 20-158



Site Data Summary Table

Item	Lot 1R	Lot 2	Total
General Site Data			
Zoning	PD-59-SF-6 and SF-7 with SUP for Private School	PD-59-SF-6 and SF-7 with SUP for Private School	
Land Use	Private School, Daycare and Religious Facility	Private School and Daycare	
Lot Area	5.226 Ac. (227,658 Sq. Ft.)	3.000 Ac. (130,681 Sq. Ft.)	8.226 Ac. (358,339 Sq. Ft.)
Building Footprint Area	Religious Facility=8,404 Sq. Ft. Accessories=3,620 Sq. Ft. OR Private School=8,404 Sq. Ft. Accessories=3,620 Sq. Ft. Total=12,024 Sq. Ft.	Religious Facility=13,370 Sq. Ft. Accessories=3,620 Sq. Ft. OR Private School=13,370 Sq. Ft. Accessories=3,620 Sq. Ft. Total=16,990 Sq. Ft.	27,893 Sq. Ft.
Total Building Area	Religious Facility=13,370 Sq. Ft. Accessories=3,620 Sq. Ft. OR Private School=13,370 Sq. Ft. Accessories=3,620 Sq. Ft. Total=16,990 Sq. Ft.	27,893 Sq. Ft.	44,873 Sq. Ft.
Building Height	2 Story - 28.5' HL	1 Story - 39' HL	
Lot Coverage (%)	5.28%	21.3%	11.11%
Floor Area Ratio	0.0731	0.2131	0.1241
Parking			
Parking Ratio	Religious Facility: 265 Seats @ 1/5 Seats=53 Sp. OR Private School: Elementary (PK-5) =85 Students @ 1 Sp./15=6 Sp. Middle School=50 Students @ 1 Sp./14=4 Sp. High School=47 Students @ 1 Sp./15=3 Sp. Faculty/Staff @ 1 Sp./15=20 Sp. Total=73 Sp.	Elementary (PK-5) =131 Students @ 1 Sp./15=9 Sp. Middle School=49 Students @ 1 Sp./14=5 Sp. High School=47 Students @ 1 Sp./15=3 Sp. Faculty/Staff @ 1 Sp./15=20 Sp. Total=73 Sp.	Lot 1R and Lot 2 Parking Shared through Shared Parking Agreement filed as required by City of Plano.
Required Parking	53 or 60 Spaces	73 Spaces	126 or 133 Spaces
Provided Parking	82 Spaces (incl. HC) Total Provided Shared Spaces (60% of Required Facility per Section 16.000) - 32 Spaces	74 Spaces (incl. HC)	156 Spaces (incl. HC)
Accessible Parking Required	4 Spaces	3 Spaces	7 Spaces
Accessible Parking Provided	5 Spaces	4 Spaces	9 Spaces
Parking in Excess of 110% of Req. Parking	0 Spaces	0 Spaces	0 Spaces
Landscape Area (Including Turf Area)			
Landscape Edge Area Provided	11,857 Sq. Ft.	6,920 Sq. Ft.	18,777 Sq. Ft.
Required Interior Landscape Area (Parking Lot Landscaping)	456 Sq. Ft. (8 Sq. Ft./Space)	587 Sq. Ft. (8 Sq. Ft./Space)	1,043 Sq. Ft. (8 Sq. Ft./Space)
Interior Landscape Area Provided	155,681 Sq. Ft.	41,204 Sq. Ft.	196,885 Sq. Ft.
Total Landscape Area	167,538 Sq. Ft.	48,124 Sq. Ft.	215,662 Sq. Ft.
Permeable Area (not including landscaping or turf area)			
Other Landscape Areas	0 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.
Total Permeable Area	0 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.
Permeable Pavement			
Area of Sidewalks, Pavement & Other Impervious Flatwork	12,180 Sq. Ft.	27,833 Sq. Ft.	40,013 Sq. Ft.
Other Impervious Areas	47,940 Sq. Ft.	48,604 Sq. Ft.	96,544 Sq. Ft.
Total Impervious Area	60,120 Sq. Ft.	76,437 Sq. Ft.	136,557 Sq. Ft.
Less BMP Impervious Area Credit			
Bikable Impervious Area	60,120 Sq. Ft.	76,437 Sq. Ft.	136,557 Sq. Ft.

APPROVED
SUBJECT TO STIPULATIONS
November 16, 2020
CITY OF PLANO
P&Z COMMISSION

EXPIRES
November 16, 2022
CITY OF PLANO

Water Meter & Sewer Schedule				
Lot	Type	Size	No.	Sewer
Lot 1R	Domestic	1"	1	8"
	Irrig.	2"	1	—
Lot 2	Domestic	2"	1	6"
	Irrig.	2"	1	—

LEGEND

- Fireline, Access & Utility Easement
- Existing Contour
- L/S
- Existing Power Pole
- Barrier Free Ramp
- Existing Fire Hydrant

CITY PROJECT #RSP2020-056
REVISED SITE PLAN

CORNERSTONE ADDITION
LOTS 1R & 2, BLOCK A - 8.226 Acres
situated in the
ENOCH BACCUS SURVEY, ABST. 63
IN THE CITY OF PLANO, COLLIN COUNTY, TEXAS

ENGINEER/SURVEYOR
Sparks Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
FAX: (972) 422-0077
Contact: David Bond

OWNER/APPLICANT
Corner Day Academy
4900 Wichita Trail
Flower Mound, TX 75022
Phone: 469-774-6762
Contact: Mark Powell

GENERAL NOTES

- Buildings 6,000 or greater square feet shall be 100% fire sprinkled.
- Fire lines shall be designed and constructed per City standards.
- Handicapped parking areas shall be designed and provided per City standards and shall comply with requirements of the current, adopted International Building Code.
- Four foot wide sidewalks shall be provided 2.5 feet off of the property line within the rights-of-way, unless a sidewalk easement is provided for a meandering sidewalk, or an alternative design is approved by the City. Barrier-free ramps, per City standards, shall be provided on sidewalks at all curb crossings.
- Mechanical units, dumpsters and trash compactors shall be screened in accordance with the Zoning Ordinance.
- All signage contingent upon approval by Building Inspection Department.
- Approval of the Site Plan is not final until all engineering plans are approved.
- Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
- Building facades within this development shall be compatible, as provided in the Retail Corner Design Guidelines.
- Outdoor lighting shall comply with Illumination standards within Section 6-466 of the Code of Ordinances.
- Please contact the Building Inspection Department to determine the type of construction and occupancy group.
- All electrical transmission, distribution and service lines must be underground where required.
- Uses shall conform in operation, location, and construction to the following performance standards in Section 3-1300 of the Zoning Code: noise, smoke and particulate matter, odorous matter, fire or explosive hazard material, toxic and noxious matter, vibration and/or other performance standards.

PURPOSE:
The purpose of this revised site plan is to add Private School use.

All dimensions are to face of curb or edge of building unless otherwise noted.

Muzaib Riaz
City of Plano – Planner
1520 K Avenue 2nd Floor Suite 250
Plano, Texas 75074

RE: Coram Deo Academy – SUP Purpose Letter

Dear Mr. Riaz,

Thank you for your time to date on our current request for a SUP Application for Coram Deo Academy located at 9645 Independence Pkwy, Plano, TX 75025 at the southwest corner of Ridgeview Drive and Independence Parkway. As you consider our request, I wanted to provide a bit of historical background on Coram Deo Academy, along with a summary of our SUP application.

Coram Deo Academy (CDA) is a Pre k – 12th grade Classical, Christian, University model school with three DFW locations, Plano, Flower Mound and Dallas. One of the distinctives of CDA is the university model structure. This collaborative model has students attending onsite classes on either a Monday/Wednesday or Tuesday/Thursday schedule with an offering of optional elective classes on Friday. On the off days, or home days, students conduct their schoolwork at home with the assistance and guidance of their parents.

CDA has been operating as a Private School at this location since August 20, 2012. In 2013 CDA purchased the 8.226 acre parcel from Cornerstone Church. In 2014 CDA built the existing school building as a pre-K through 12th grade school per the attached building permit (Exhibit A) and the attached certificate of occupancy (Exhibit B) and has been in operation in its current form since then. In August 2020, CDA staff reached out to the City of Plano to discuss replatting the property from the existing two lots into one lot. During these discussions City of Plano staff mentioned that our current use as a Private Pre K – 12th School was not covered under the existing SUP 335 despite being approved for such in 2014 and requested we pursue an updated SUP on the property in order to address this concern. Therefore, CDA has submitted the following SUP Application to request:

1. Creation of a SUP to cover the current 8.226 acres currently owned by Coram Deo Academy to allow for a Pre-k – 12th grade private school as an allowable use.
2. Remove the existing day care facility use as an allowable use.
3. Approve the existing Site Plan associated with the SUP applications which covers existing conditions on the site.

Additionally, City of Plano staff has requested a couple considerations which we are amenable to agreeing to in order to enhance the existing state of the property and limit the impact on the surrounding neighborhoods.

1. Maximum number of students per school day to 538.
2. Exterior lighting located within 200 feet of the western property line must not be visible from 9:00 p.m. until 6:00 a.m. unless directed downwards.

If you should have any further questions or need any further information about this request or the previous information surrounding our existing building please do not hesitate to reach out to me directly.

Thanks,

A handwritten signature in blue ink, appearing to read "Britton Church". The signature is fluid and cursive, with the first name "Britton" and the last name "Church" clearly distinguishable.

Britton Church
Coram Deo Board Advisor
214-263-2088

Exhibit A
2014 CDA School Building Permit

PLANO BUILDING INSPECTIONS PERMIT - PERMIT - PERMIT - PERMIT
Office 972-941-7140 Fax 972-941-7187
Internet request wl.plano.gov/Click2GovBP/
Building Inspection request 972-941-7140
Fire 972-941-7161 Health 972-941-7143 Recycling 972-769-4393

Application Number 14-00001949 Date 3/28/14
Application pin number 804194
Property Address 9645 INDEPENDENCE PKY
LAND KEY/R#: 2815-00A-0020-1
Tenant nbr, name CORAM DEO ACADEMY
Application type description OTHER (COMM)
Subdivision Name CORNERSTONE ADDITION
Property Use
Property Zoning GET ZONE CODE FROM GIS
Application valuation 5299000


Application desc
NEW CONSTRUCTION FOR SCHOOL

Owner	Contractor
-----	-----
CORNERSTONE BAPTIST CHURCH OF	HILL & WILKINSON - GENERAL
9725 INDEPENDENCE PKWY	2703 TELECOM PKY STE 120
PLANO TX 750255234	RICHARDSON TX 75082
(469) 774-6762	(214) 299-4300
Structure Information 000 000	NEW 1 STORY SCHOOL (K-12)
Construction Type	TYPE II-B NON-RATED
Occupancy Type	EDUCATION OR DAY-CARE
Roof Type	OTHER
Other struct info	NO. OF BACKFLOW ASSEMBLY 1
	CONST.DEBRIS DEP REFUND % .00
	FIRE ALARM SYS F.D. Y
	HIGH PILED STORAGE (Y/N) N
	OCCUPANT LOAD FOR A OCC. 1758
	PARKING PER ZONING ORD. NEW
	SETBACK: FRONT SEE SITE PLAN
	SETBACK: LEFT SIDE SEE SITE PLAN
	SETBACK: REAR LOT LINE SEE SITE PLAN
	SETBACK: RIGHT SIDE SEE SITE PLAN
	AUTO-SPRINKLER SYS (Y/N) Y
	NUMBER OF STORIES 1
	ZONING PER GIS SF7

Permit COMMERCIAL BUILDING
Additional desc
Phone Access Code 5400023
Sub Contractor ALLIED/REPUBLIC WASTE SERVICES
Permit Fee 27819.75 Plan Check Fee00
Issue Date 3/28/14 Valuation 5299000

PERMIT MUST BE ON JOB SITE FOR INSPECTION
Office hours: M - F 8:00 AM - 5:00 PM
Inspector office hours: 7:00 AM-7:30AM & 3:00 PM-3:30PM
www.buildinginspections.org
TELL US HOW WE'RE DOING AT www.surveymonkey.com/s/planobi

Exhibit B
2014 Certificate of Occupancy for CDA School Building

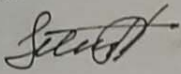


CERTIFICATE OF OCCUPANCY

Name of Business: CORAM DEO ACADEMY
Location: 9645 INDEPENDENCE PKY
Permit Number: 14-1949
Bldg.Sprinkler: Y
Zoning: SF7
Type of Construction: II-B
Occupancy Group: E
O.L.: 1758
Date: 12/17/14
Use: EDUCATION/DAYCARE

Said premises has been inspected by the Building Inspections Department and has been certified as being in compliance with the 2012 ICC codes and all applicable ordinances of the City of Plano. Immediate and future inspections may occur by the Health and/or Fire Department to insure continued compliance with applicable codes and regulations.

Owner name/address: CORAM DEO ACADEMY 4900 WICHITA TRAIL FLOWER MOUND TX


Selso Mata – Building Official

Conditions: Utility Operations Department will inspect and require protection of the water supply system
Post in a conspicuous place