

**PLANNING & ZONING COMMISSION**  
**December 7, 2009**

**COMMISSIONERS PRESENT**

James Duggan, Chairman  
Jim Norton, 1st Vice Chair  
Christopher Caso  
Michael Coleman  
David Downs  
Craig Perry

**COMMISSIONERS ABSENT**

Tracey Dry  
Doug Hazelbaker

**STAFF PRESENT**

Phyllis M. Jarrell, Director of Planning  
Diane Wetherbee, City Attorney  
Tina Firgens, Planning Manager  
Kate Perry, Sr. Planner  
Steve Sims, Sr. Planner  
Eric Hill, Planner  
Russell Haas, Landscape Architect  
Dee Sarver, Sr. Planning Technician  
Evelyn Trull, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Duggan at 7:00 p.m.

Commissioner Caso made a motion to approve the agenda as presented. Commissioner Downs seconded the motion, which passed 6-0.

Commissioner Downs made a motion to approve the minutes of the November 16, 2009, Planning & Zoning Commission meeting. Commissioner Caso seconded the motion, which passed 6-0.

Commissioner Perry requested that Agenda Item No. 5A be removed from the Consent Agenda for individual consideration.

## **ITEM FOR INDIVIDUAL CONSIDERATION**

### **AGENDA ITEM NO. 5A - PRELIMINARY PLAT 9/DEERFIELD NORTH, PHASE V APPLICANT: MERITAGE HOMES OF TEXAS L.L.C.**

27 Single-Family Residence-7 lots on 7.6± acres located at the southwest corner of Hedgcoxe Road and Preston Meadow Drive. Zoned Planned Development-439-Single-Family Residence-7. Neighborhood #9. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Warren Corwin of Corwin Engineering, was available for questions regarding the expansion of Preston Meadow Drive.

Commissioner Perry made a motion to approve the item as submitted. First Vice Chair Norton seconded the motion, which passed 6-0.

## **END OF ITEM FOR INDIVIDUAL CONSIDERATION**

## **PUBLIC HEARINGS**

### **AGENDA ITEM NO. 6 - PUBLIC HEARING ZONING CASE 2009-20 APPLICANT: CITY OF PLANO**

Tina Firgens, Planning Manager, stated this is a request to amend Section 3.300 (Exterior Wall Construction Standards for Structures) and Section 3.1200 (Landscaping Requirements) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to above ground and/or at-grade parking structures. Staff recommended approval as follows: (Additions are shown as underlined text; deletions are shown as strike-through text.)

Amend Section 3.300 (Exterior Wall Construction Standards for Structures) of Article 3 (Supplementary Regulations) to read as follows:

#### **3.300 Exterior Wall Construction Standards for Structures**

Exterior wall construction for structures shall be in accordance with the standards in the following subsections. For the purposes of this section, exterior wall construction refers to the exterior material or finish of a wall assembly.

#### **3.301 Residential Structures**

- (1) Exterior wall construction for residential structures of three stories or less shall consist of a minimum of 75% masonry with no single wall face of any

residence containing less than 50% of its exposed surface of masonry construction as herein specified. The construction standard applies only to the first floor of a building in the following zoning districts:

Abbreviated Designation	Zoning District Name
A	Agricultural
BG	Downtown Business/Government
CB-1	Central Business-1
CE	Commercial Employment
ED	Estate Development
MF-1	Multifamily Residence-1
MF-2	Multifamily Residence-2
MF-3	Multifamily Residence-3
PH	Patio Home
R	Retail
SF-A	Single-Family Residence Attached
SF-6	Single-Family Residence-6
SF-7	Single-Family Residence-7
SF-9	Single-Family Residence-9
SF-20	Single-Family Residence-20
2F	Two-Family Residence

Exterior wall construction for all residential uses in districts where permitted other than those listed above shall meet the requirements of the City of Plano Building Code.

~~3.302~~(2) Where more than 40% of existing residential structures along both sides of a street and lying between the two nearest intersecting streets, do not meet the above minimum structure standards, then such standards shall not apply.

~~3.303~~(3) Standards for masonry construction in all districts shall be defined as that form of construction composed of stone, brick, concrete, hollow clay tile, concrete block or tile, or other similar building unit or materials or combination of these materials laid up unit by unit and set in mortar. Brick veneer construction is included in the definition of masonry. Exterior plasters as defined in the City of Plano Building Code and cementitious lap siding shall be acceptable masonry construction alternatives. (ZC 2000-01; Ordinance No. 2000-3-28)

~~3.305~~(4) Unless specified as part of a planned development district, the above masonry requirements shall not apply to UR districts. In addition, exterior plasters, as noted above, are not permitted in UR districts unless specified as part of a planned development. (ZC 97-52; Ordinance No. 98-2-15)

### 3.302 Nonresidential Uses

(1) Except as otherwise regulated by this ordinance, exterior wall construction in districts permitting nonresidential uses shall be of such material that conforms to the International Building Code unless an alternative has been approved by the Building Official. However, metal and membrane exterior walls are prohibited in all zoning districts with the following exception:

Metal and membrane exterior wall construction is permitted in the Light Industrial-1 and Light Industrial-2 districts with approval of a facade plan as part of the site plan review process by the Planning & Zoning Commission only under the following conditions:

- (1)(a) The metal or membrane exterior wall construction is not visible from a public thoroughfare or residential zoning district.
- (2)(b) The lot containing the building is located at least 1,000 feet from any residential zoning district boundary line unless separated by a Type C or larger thoroughfare.

(2) Special Requirements for Parking Structures.

Except in BG and CB-1 zoning districts, all exterior walls of parking structures shall be architecturally designed to be integrated with the primary building on the site, including consistent architectural design elements and building materials between structures.

Amend Section 3.1200 (Landscaping Requirements) of Article 3 (Supplementary Regulations) to include the following:

3.1200 Landscaping Requirements

(1) Nonresidential Landscaping Requirements

(f) Landscaping for Above Ground and/or At-Grade Parking Structures

These standards shall apply to all nonresidential districts, except BG and CB-1, and shall be in addition to other landscaping requirements as required in Section 3.1200 and within the overlay districts.

(i) Where an above ground and/or at-grade parking structure is located 100 feet or less from the adjacent street right-of-way, the required landscaping shall comply with the following regulations:

1. A minimum ten-foot landscape edge shall be provided adjacent to the exterior perimeter of the parking structure.
2. Within the required landscape edge, one shade tree (three-inch caliper minimum) shall be provided for every 50 lineal feet of parking structure frontage, exclusive of entry drives and pedestrian access points. Ornamental trees (eight to ten feet height minimum) can be substituted for shade trees at a ratio of 2:1.
3. Additionally, ten shrubs (five gallon minimum) per required shade tree shall be provided within the required landscape edge. If a decorative trellis is used as part of the façade structure, vines may count as part of the minimum shrub requirement.
4. A maximum of 60% of any one species is allowed for any required plantings stated above.

(ii) Where an above ground and/or at-grade parking structure is located greater than 100 feet from the adjacent street right-of-way, the required landscaping shall comply with the following regulations:

1. Within a maximum of ten feet from the exterior perimeter of the parking structure, one shade tree (three inch caliper minimum) shall be provided for every 50 lineal feet of parking structure frontage, exclusive of entry drives and pedestrian access points. Ornamental trees (eight to ten feet height minimum) can be substituted for shade trees at a ratio of 2:1.
2. A maximum of 60% of any one species is allowed for any required plantings stated above.

Russell Haas, Landscape Architect for the City of Plano, was available for questions.

The public hearing was opened. Mona Tuffer spoke against the item, citing the need for design flexibility for developers and the increased cost impact on possible future developments. No one else spoke for or against the item. The public hearing was closed.

After much discussion, Commissioner Downs made a motion to approve the item subject to staff recommendation. Commissioner Coleman seconded the motion, which passed 5-1. Commissioner Caso voted in opposition because he believed the minimum required tree size at planting was insufficient.

**AGENDA ITEM NO. 7 - PUBLIC HEARING - REVISED PRELIMINARY REPLAT & REVISED SITE PLAN  
50/PLANO EAST SENIOR HIGH SCHOOL ADDITION, BLOCK 1, LOT 1R  
APPLICANT: PLANO INDEPENDENT SCHOOL DISTRICT**

Eric Hill, Planner, stated that this is a public high school on one lot on 67.1± acres located at the northeast corner of Merriman Drive and Los Rios Boulevard. Zoned Estate Development. Neighborhood #50. Staff recommended approval as follows:

Revised 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.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Perry made a motion to approve the item subject to staff recommendation. Commissioner Norton seconded the motion, which passed 6-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING - REPLAT  
24/THE TRAILS OF GLENWOOD, PHASE 1, BLOCK L, LOT 9R  
APPLICANT: NIRAV DESAI**

Mr. Hill stated that this is a Single-Family Residence-7 lot on 0.7± acre located on the west side of Acme Circle, 93.0± feet south of Sparkling Drive. Zoned Single-Family Residence-7. Neighborhood #24. Staff recommended approval as submitted.

The public hearing was opened. No one spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Caso made a motion to approve the item as submitted. Commissioner Downs seconded the motion, which passed 6-0.

**END OF PUBLIC HEARINGS**

**AGENDA NO. 9 - DISCUSSION & DIRECTION  
CHURCH AND RECTORY USES  
APPLICANT: CITY OF PLANO**

Mr. Hill stated that this item is a request for discussion and direction regarding church and rectory uses. Staff had been tasked to examine the city's definition and related ordinances associated with religious uses.

After much discussion, it was suggested that staff use the term religious facility, address accessory uses upon further study, consider a special exception process, and waive the two acre requirement as long as adequate restrictions are in place to minimize potential impacts on surrounding residential areas. Additionally, the Commission requested additional information as to how other cities address certain provisions

**AGENDA ITEM NO. 10 - DISCUSSION & DIRECTION  
COMPREHENSIVE PLANNING**

Steve Sims, Senior Planner, stated that this is a discussion and direction regarding comprehensive planning and the proposed comprehensive plan update.

After some discussion, the Commission directed staff to proceed with the comprehensive plan update consistent with the information presented by staff.

**AGENDA ITEM NO. 11  
NOMINATION OF 1ST AND 2ND VICE CHAIR  
APPLICANT: CITY OF PLANO**

Election of the 1st and 2nd Vice Chair.

Commissioner Caso made a motion to elect Commissioner Perry as 1st Vice Chair. Commissioner Downs seconded the motion, which passed 6-0.

Chairman Duggan made a motion to elect Commissioner Caso as 2nd Vice Chair. Commissioner Perry seconded the motion, which passed 5-0 with Commissioner Caso abstaining.

**AGENDA ITEM NO. 9 - ITEMS FOR FUTURE DISCUSSION**

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Duggan adjourned the meeting at 8:45 p.m.

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Planning & Zoning Commissioner

xc: Honorable Mayor and City Council  
Thomas H. Muehlenbeck, City Manager