

**PLANNING & ZONING COMMISSION  
 PLANO MUNICIPAL CENTER  
 1520 K AVENUE  
 September 20, 2010**

ITEM NO.	EXPLANATION	ACTION TAKEN
	<p>6:30 p.m. - Dinner - Planning Conference Room 2E</p> <p>7:00 p.m. - Regular Meeting - Council Chambers</p> <p>The Planning &amp; Zoning Commission may convene into Executive Session pursuant to Section 551.071 of the Texas Government Code to Consult with its attorney regarding posted items in the regular meeting.</p> <p>1 Call to Order/Pledge of Allegiance</p> <p>2 Approval of Agenda as Presented</p> <p>3 Approval of Minutes for the September 7, 2010, Planning &amp; Zoning Commission meeting</p> <p>4 <b>General Discussion:</b> The Planning &amp; Zoning Commission will hear comments of public interest. Time restraints may be directed by the Chair of the Planning &amp; Zoning Commission. Specific factual information, explanation of current policy, or clarification of Planning &amp; Zoning Commission authority may be made in response to an inquiry. Any other discussion or decision must be limited to a proposal to place the item on a future agenda.</p> <p><b><u>CONSENT AGENDA</u></b></p> <p>5a <b>Final Plat:</b> Custer Creek Center Addition, Block A, Lot 3 - Retail on one lot on 1.0± acre located on the west side of Custer Road, 360± feet south of State Highway 121. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #3. <b>Applicant: SWC 121/Custer Properties, LLC</b></p> <p>5b <b>Final Plat:</b> Preston Ohio Addition, Block 1, Lot 5 - Parking on one lot on 2.9± acres located generally at the southwest corner of Plano Parkway and Ohio Drive. Zoned Planned Development-402-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood # 55. <b>Applicant: Baylor Health Care System</b></p>	

	<p><b><u>END OF CONSENT AGENDA</u></b></p> <p><b><u>PUBLIC HEARINGS</u></b></p>	
6 BM	<p><b>Public Hearing:</b> Zoning Case 2010-05 - Request to amend Section 1.600 (Definitions) of Article 1 (General Regulations), Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), and Subsection 3.1107 (Schedule of Off-street Parking) of Section 3.1100 (Off-street Parking and Loading) of Article 3 (Supplementary Regulations), and related sections of the Zoning Ordinance regarding data centers. <b>Applicant: City of Plano</b></p>	
7 EH	<p><b>Public Hearing - Request to Waive the Two Year-Waiting Period -</b> Request to waive the two-year waiting period for consideration of a rezoning request for 119.9± acres located at the northwest corner of Shiloh Road and Renner Road. Zoned Planned Development-207-Retail. Neighborhood #68. <b>Applicant: Turnpike Commons Plano, LLC</b></p>	
8 EH	<p><b>Public Hearing:</b> Zoning Case 2010-15 - Request to amend Planned Development-207-Retail on 119.9± acres located at the northwest corner of Shiloh Road and Renner Road in order to modify the development standards and definitions, and to limit uses within certain areas of the district. <b>Applicant: Turnpike Commons Plano, LLC</b></p>	
9 TF	<p><b>Public Hearing:</b> Zoning Case 2010-16 - Request to amend Section 3.1400 (Traffic Impact Analysis) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to Traffic Impact Analysis. <b>Applicant: City of Plano</b></p>	
10 BM	<p><b>Public Hearing - Preliminary Replat:</b> The Trails of Glenwood, Phase 1, Block A, Lots 6, 7R, &amp; 8-17 - 12 Single-Family Residence-6 lots on 3.0± acres located at the southeast corner of Cloverhaven Way and Bright Star Way. Zoned Single-Family Residence-6. Neighborhood #24. <b>Applicant: The Stoddard Group, Ltd</b></p>	
	<p><b><u>END OF PUBLIC HEARINGS</u></b></p>	
11 TF	<p><b>Discussion and Direction:</b> Selection of 2010 and 2011 Work Session Meeting Dates - Discussion and direction on the selection of Planning &amp; Zoning Commission work session meeting dates and times for 2010 and 2011. <b>Applicant: City of Plano</b></p>	
12	<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>	
	<p><b>Council Liaisons: Council Members Harry LaRosiliere and André Davidson</b></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 30 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

September 20, 2010

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**Agenda Item No. 5a**

**Final Plat:** Custer Creek Center Addition, Block A, Lot 3

**Applicant:** SWC 121/Custer Properties, LLC

Retail on one lot on 1.0± acre located on the west side of Custer Road, 360± feet south of State Highway 121. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #3.

The purpose for this final plat is to dedicate easements necessary for the development of the property as a retail building.

Recommended for approval as submitted.

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**Agenda Item No. 5b**

**Final Plat:** Preston Ohio Addition, Block 1, Lot 5

**Applicant:** Baylor Health Care System

Parking on one lot on 2.9± acres located generally at the southwest corner of Plano Parkway and Ohio Drive. Zoned Planned Development-402-Retail/General Office/190 Tollway/Plano Parkway Overlay District. Neighborhood # 55.

The purpose of the final plat is to dedicate easements necessary for completing the development of the property as a parking lot.

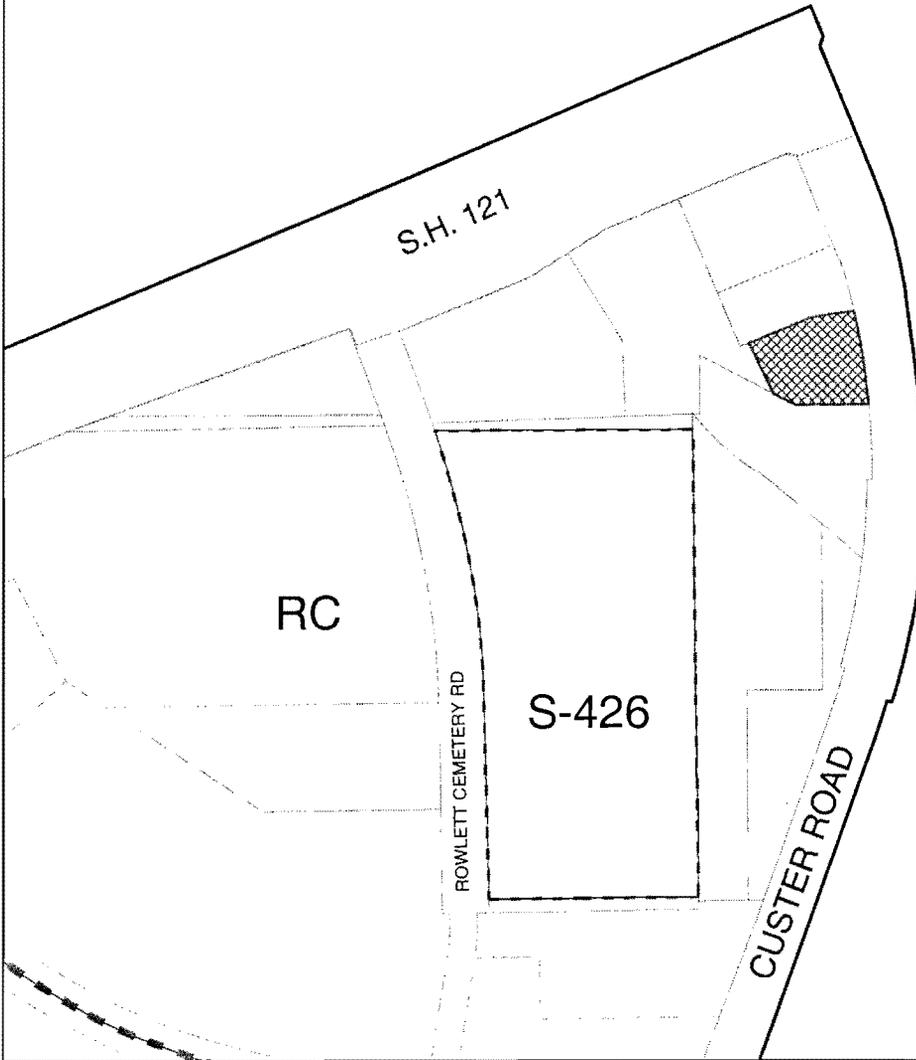
Recommended for approval as submitted.

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CITY OF MCKINNEY

CITY OF FRISCO

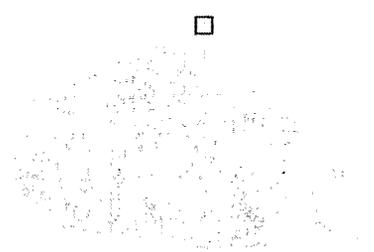
CITY OF ALLEN



Item Submitted: FINAL PLAT

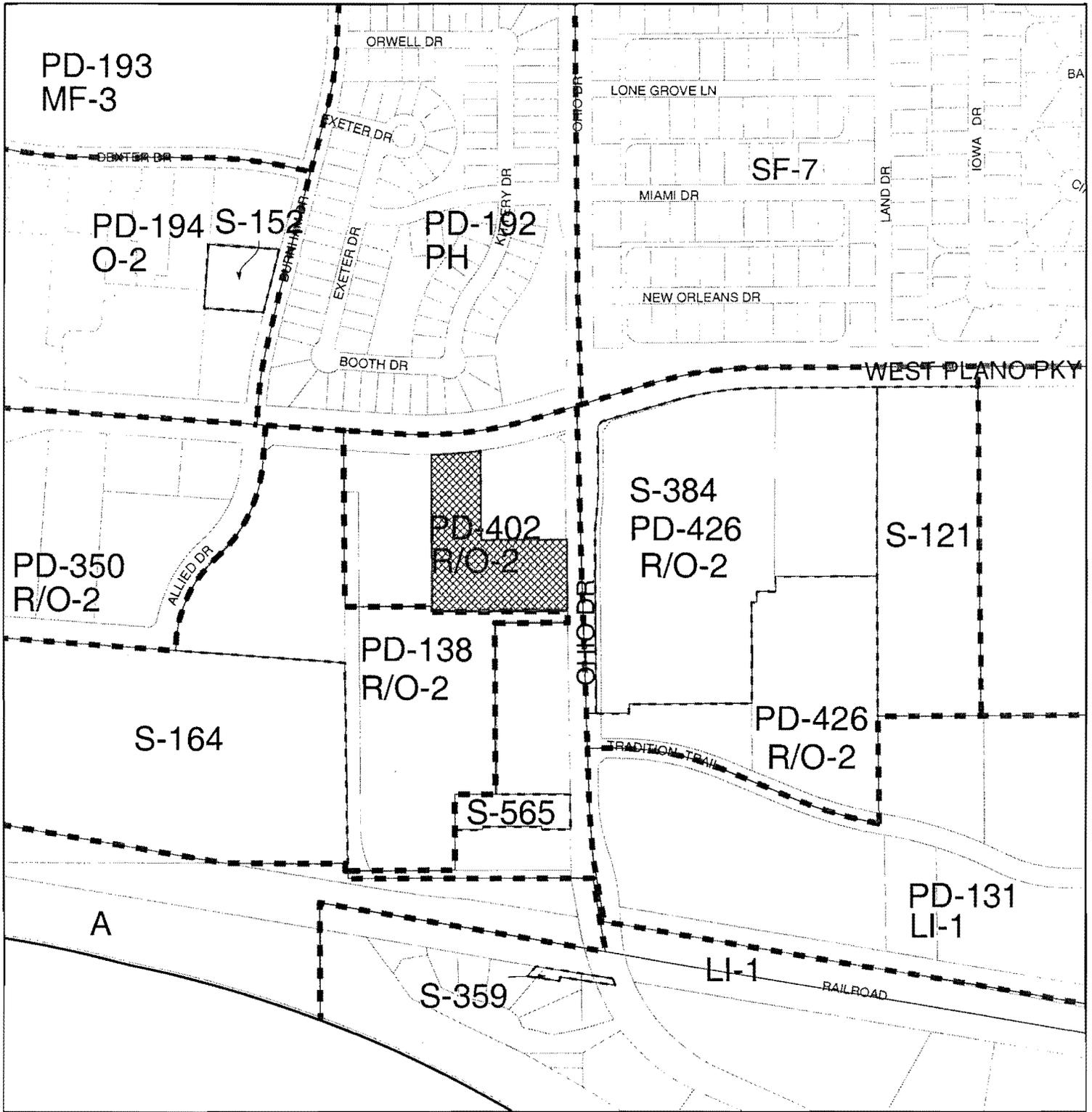
Title: CUSTER CREEK CENTER ADDITION  
BLOCK A, LOT 3

Zoning: REGIONAL COMMERCIAL/  
STATE HIGHWAY 121 OVERLAY DISTRICT



○ 200' Notification Buffer





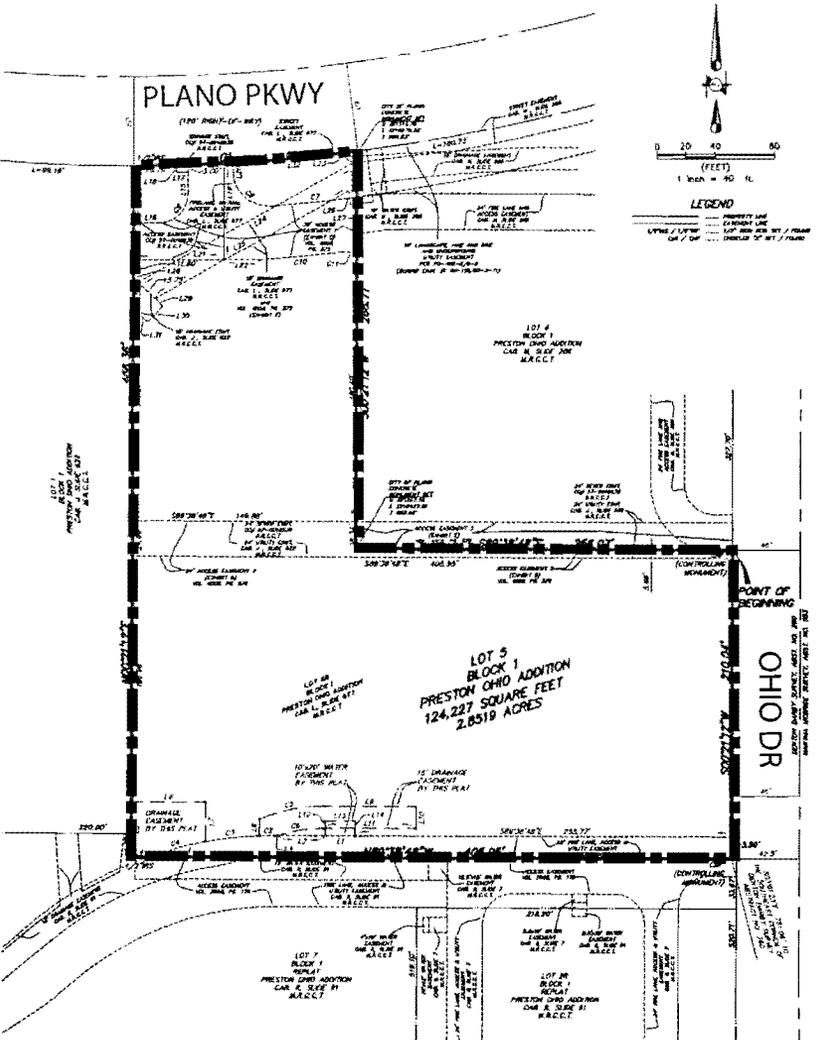
Item Submitted: FINAL PLAT

Title: PRESTON OHIO ADDITION  
BLOCK 1, LOT 5

Zoning: PLANNED DEVELOPMENT-402-RETAIL/GENERAL OFFICE/  
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT

○ 200' Notification Buffer





**OWNER'S CERTIFICATE**  
STATE OF TEXAS  
COUNTY OF COLLIN

Whereas, Baylor Medical Healthcare System is the sole owner of a 2.8519 acre tract of land situated in the Denton Darby Survey, Abstract Number 258, City of Plano, Collin County, Texas, as evidenced by deed recorded in Document No. 20090230000144532, Deed Records, Collin County, Texas, being all of Lot 5, Block 1, Preston Ohio Addition, an addition to the City of Plano as recorded in Cabinet M, State 206, Map Records, Collin County, Texas, and being more particularly described as follows:

**BEHAVIOR** of a shirred "X" in concrete found for corner in the west line of Ohio Drive (variable width right-of-way), said "X" being a common corner between said Lot 5 and Lot 4, Block 1, Preston Ohio Addition, an addition to the City of Plano as recorded in Cabinet M, State 206, Map Records, Collin County, Texas;

**BEARING** South 00° 21' 12" West along the west line of said Ohio Drive a distance of 210.04 feet to a shirred "X" in concrete found for corner in the north line of Lot 5, Preston Ohio Addition, an addition to the City of Plano as recorded in Cabinet R, State 21, Map Records, Collin County, Texas, said "X" being 3.50 feet from the northwest corner of said Lot 7 and being the southeast corner of said Lot 5;

**BEARING** North 89° 38' 48" West departing the west line of said Ohio Drive and along the common line between said Lot 5 and Lot 7 a distance of 425.85 feet to a 1/2" iron rod with yellow plastic cap stamped "70.6 802" set for corner, said rod being the southern common corner between said Lot 5 and Lot 7;

**BEARING** North 00° 21' 12" East passing a distance of 18.00 feet a northerly corner of said Lot 7 and the southeast corner of Lot 1, Block 1, Preston Ohio Addition on addition to the City of Plano as recorded in Cabinet L, State 232, Map Records, Collin County, Texas, continuing for a total distance of 448.38 feet to a 1/2" iron rod with yellow plastic cap stamped "70.6 802" set for corner in the south line of Plano Parkway (150' right-of-way) and in a curve to the left, said rod being the northerly common corner between said Lot 1 and said Lot 5;

**BEARING** in a northerly direction along the south line of said Plano Parkway and along said curve to the left whose chord bears North 08° 22' 12" East a distance of 150.24 feet, having a radius of 1225.87 feet, a central angle of 07° 00' 34" and an arc length of 150.34 feet to a City of Plano concrete monument set for corner, said monument being the northerly common corner between said Lot 4 and said Lot 5;

**BEARING** South 00° 21' 12" West along the south line of said Plano Parkway and along the common line between said Lot 4 and said Lot 5 a distance of 262.71 feet to a City of Plano concrete monument set for corner, said monument being a common corner between said Lot 4 and Lot 5;

**BEARING** South 89° 38' 48" East continuing along the common line between said Lot 4 and said Lot 5 a distance of 256.07 feet to the POINT OF BEGINNING and containing 124,227 square feet or 2.8519 acres, more or less.

**OWNER'S DECLARATION**

**NOTE, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT BAYLOR MEDICAL CENTER AT PLANO, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described portion as PRESTON OHIO ADDITION, LOT 5, BLOCK 1, on addition to the City of Plano, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are designated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No utility, fence, trees, shrubs, or other improvements or profits shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Plano. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or enjoy the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Plano's use thereof. The City of Plano and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or profits which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in their easements. The City of Plano and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, painting, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

That the undersigned does hereby covenant and agree that he (they) shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that he (they) shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats, or other improvements to the access of fire apparatus. The maintenance of paving on the fire lane easements in the manner and to the extent and for the period shown shall constitute a public utility easement in place along such lanes, stating "Fire Lane, No Parking." The public or its duly authorized representative is hereby authorized to remove such fire lanes and utility easements to be maintained free and unobstructed of all times for the Department and emergency use.

The undersigned does covenant and agree that the Access Easement may be utilized by any person or the general public for ingress and egress to and from the premises, and for the purpose of general public vehicular and pedestrian use and access, and for fire Department and Emergency use, in, along, upon and across said premises, with the right and privilege of all lines of the City of Plano, its agents, employees, workmen and representatives having ingress, egress, and regress to, along, upon and across said premises.

This plat approved subject to all existing ordinances, rules, regulations, and resolutions of the City of Plano, Texas.

WITNESS my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Vice President of Real Estate,  
Baylor Healthcare System

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned a Notary Public in and for the State of Texas, on this day personally appeared the HULL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**CERTIFICATE OF APPROVAL**

APPROVED on this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by the Planning & Zoning Commission, City of Plano, Texas.

\_\_\_\_\_  
Chairman, Planning & Zoning Commission

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

\_\_\_\_\_  
NOTARY PUBLIC in and for the STATE OF TEXAS

**NOTARY PUBLIC in and for the STATE OF TEXAS**

Secretary, Planning & Zoning Commission or City Engineer

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

\_\_\_\_\_  
NOTARY PUBLIC in and for the STATE OF TEXAS

**SURVEYOR'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF DALLAS

I, Dale R. White, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I have prepared this plat upon an actual survey of the land and the monuments shown hereon were found and/or placed under my personal supervision in accordance with the plotting rules and regulations of the City, Planning Commission of the City of Plano, Texas.

\_\_\_\_\_  
Dale R. White  
Texas Registered Professional Land Surveyor No. 4762

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned a Notary Public in and for the State of Texas, on this day personally appeared Dale R. White, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

GIVEN under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

**CURVE TABLE**

CURVE	SECT	ANGLE	TANGENT	LENGTH	CH. AREA	CHORD
C1	758°34'	1205.67'	25.27'	126.24'	4892.2737'	130.21'
C2	722°34'	254.00'	5.31'	10.81'	58939.7474'	101.81'
C3	874°18'	254.00'	18.27'	36.32'	561307.2674'	36.46'
C4	838°28'	884.00'	20.08'	40.08'	573127.2674'	40.08'
C5	573°18'	107.50'	22.50'	45.00'	478138.2474'	45.00'
C6	181°14'	86.30'	15.34'	30.79'	58076.7874'	30.83'
C7	42°28'	1438.31'	28.82'	57.23'	68478.7874'	27.23'
C8	673°18'	28.00'	13.00'	26.00'	642124.2574'	26.01'
C9	89°58'	20.00'	18.00'	36.01'	542172.7274'	26.29'
C10	62°30'	1879.30'	28.82'	57.23'	68830.2474'	27.82'
C11	205°21'	20.00'	3.82'	7.64'	548147.2574'	10.82'

**LINE TABLE**

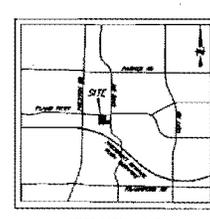
LINE	BEARING	LENGTH
L1	N89°38'48"W	20.00'
L2	N89°38'48"W	31.38'
L3	N89°38'48"W	1.83'
L4	N89°38'48"W	11.35'
L5	N00°21'12"E	37.40'
L6	S89°38'48"E	50.00'
L7	S00°21'12"W	26.84'
L8	N00°21'12"E	11.43'
L9	S89°38'48"E	61.43'

**LINE TABLE**

LINE	BEARING	LENGTH
L10	S00°21'12"W	13.00'
L11	N89°38'48"W	61.43'
L12	N00°21'12"E	10.00'
L13	S89°38'48"E	20.00'
L14	S00°21'12"W	10.00'
L15	S00°21'12"W	13.78'
L16	N89°38'48"W	15.00'
L17	N89°34'52"E	5.00'
L18	N00°21'12"E	5.00'

**LINE TABLE**

LINE	BEARING	LENGTH
L19	N00°21'14"E	64.00'
L20	S00°21'09"W	7.00'
L21	N69°35'27"E	60.69'
L22	N89°35'27"E	24.83'
L23	S82°49'06"W	3.83'
L24	S81°19'30"W	163.67'
L25	N61°13'30"E	142.97'
L26	S06°34'25"E	9.41'
L27	N83°25'36"E	4.88'



**FINAL PLAT**  
OF  
**PRESTON OHIO ADDITION**  
**LOT 5, BLOCK 1**  
**2.8519 ACRES**  
DENTON DARBY SURVEY, ABSTRACT NO. 260  
CITY OF PLANO, COLLIN COUNTY, TEXAS

SCALE: 1" = 40'  
DATE: DECEMBER 18, 2009

DRAWN BY: BAYLOR HEALTHCARE SYSTEM  
1500 GUSTON AVENUE  
SUITE 150  
DALLAS, TX 75248-1901

SURVEYOR: RAYMOND L. GOODSON, JR., INC.  
6445 L.A. SUREN AVENUE  
SUITE 300 L.B.17  
DALLAS, TX 75221-4198  
214-759-8100  
rlg@rlginc.com

CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 20, 2010

**Agenda Item No. 6**

**Public Hearing:** Zoning Case 2010-05

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to amend Section 1.600 (Definitions) of Article 1 (General Regulations), Subsection 2.502 (Schedule of Permitted Uses) of Section 2.500 (Permitted Uses) of Article 2 (Zoning Districts and Uses), and Subsection 3.1107 (Schedule of Off-street Parking) of Section 3.1100 (Off-street Parking and Loading) of Article 3 (Supplementary Regulations), and related sections of the Zoning Ordinance regarding data centers.

**REMARKS:**

On February 15, 2010, the Planning & Zoning Commission called a public hearing to consider amendments to the Zoning Ordinance regarding data centers, including establishing a definition, supplementary regulations where necessary, and amend the schedule of permitted uses (use charts) to determine appropriate districts in which to allow the use.

Currently, the Zoning Ordinance does not contain regulations specific to data centers. A data center is comprised of one or more buildings that houses telecommunication equipment with very few employees and it generally includes redundant or backup power supplies and data communications connections. They can be a primary use in a building, or be an accessory use to a larger office development for example. Due to several inquiries on data centers over the past year, staff is proposing amendments that would define the data center use and establish appropriate regulations for the use.

Surrounding Cities Research Results

Staff researched cities within the Metroplex to get input on how these cities define data centers, how they classify the use, parking ratios, and the permitted zoning districts. The table below summarizes the research results from these cities:

<u>City</u>	<u>Definition</u>	<u>Classification</u>	<u>Zoning Districts</u>	<u>Parking (space per square foot)</u>
Garland	Not defined	General Office	General Office	1/300
Frisco	Not defined	General Office	General Office	1/300
Irving	Not defined	General Office	Site Plan Zoning	1/5000
Farmer's Branch	Not defined	General Office	General Office	1/300
Richardson	Not defined	General Office	General Office	1/1000 – 3000 (based on individual cases, no formal ratio)
McKinney	Not defined	General Office and Warehouse	Office Warehouse	1/300 for office and 1/4,000 for warehouse
Carrollton	Not defined	Computer System Design	Office, Local Retail and Commercial districts	1/350
Allen	Not defined	Planned Development	Planned Development	1/4200

Staff found that neighboring cities do not have a definition for data centers, and that the cities classify data centers as general office uses. Generally, these cities permit data centers in general office zoning districts, and use general office and warehouse parking requirements for the office and warehouse components of the data centers.

Given the lack of data center specific information available from surrounding cities, staff also consulted with the Planners Advisory Service affiliated with the American Planning Association for additional information regarding data centers. This information is incorporated within this report for consideration.

#### Definitions of Data Center Use

Research from different cities throughout the nation resulted in several examples for consideration of a data center definition, including the following:

1. "Data Center means a location housing one or more large computer systems and related equipment, concerned with building, maintaining or processing data and providing other data processing services. Data Center is also commonly known as a telecom hotel or carrier hotel." Peoria, Arizona

2. "Data Center" also called a 'Server Farm', means a facility used to house computer systems and associated components, such as telecommunications and storage systems. It may be comprised of one or more buildings and generally includes redundant or backup power supplies, redundant data communications connections, environmental controls (e.g., air conditioning, fire suppression) and security devices." Lincoln County, Nevada
3. "Electronic equipment facility defined as: "A building where more than fifty (50) percent of the floor area is devoted to electronic equipment. These facilities are also known as, but not limited to, the following: server farm, routing facility, data center, telco hotel, carrier hotel, and switching station." Redwood, California
4. "A data center is a use whose primary purpose is to house computer servers or telecommunications switching facilities or internet nodes for entities, including but not limited to web hosting organizations, large enterprises or any other internet service organizations and whose gross floor area exceeds fifteen hundred (1,500) square feet. A server farm, telecom hotel, carrier hotel, darkened datacenter, co-location center or any other term applicable to facilities which are used for these specified purposes shall be deemed to be a data center." Santa Ana, California
5. "Computer data center is a facility in which the primary service is data processing. The facility is primarily devoted to computers with minimal employment required for monitoring and servicing." Winston-Salem, North Carolina

From the above definitions, staff recommends that the Planning & Zoning Commission consider a combination of portions of Lincoln County, Nevada and Santa Ana, California's definitions for a proposed definition that reads:

"A facility used to house computer systems and associated components, such as telecommunications and storage systems, including but not limited to web hosting organizations, large enterprises, or any other internet service organizations. A server farm, telecom hotel, carrier hotel, telco hotel, telehouse co-location center, or any other term applicable to facilities which are used for these specified purposes shall be deemed to be a data center." This definition shall only apply to data centers as a primary use.

### Zoning Districts

The City of Plano has been regulating data centers as an office-showroom/warehouse use and has allowed the use in zoning districts where office-showroom/warehouse uses are permitted. Other cities throughout the nation allow data centers in commercial, manufacturing, industrial and special purpose zoning districts.

Based on the compatibility with existing uses that are allowed in the following zoning districts, staff recommends that data centers be allowed by right in the Commercial Employment (CE), Light Industrial-1 and 2 (LI-1, LI-2), Regional Employment (RE), Light

Commercial (LC), General Office (O-2) and Research/Technology Center (RT) districts, and be allowed with specific use permit (SUP) in Regional Commercial (RC), Central Business-1 (CB-1) and Corridor Commercial (CC) districts.

Staff recommends the SUP be required for data centers in the RC, CB-1 and CC districts since not all properties in these districts may be appropriate to have data centers. The SUP requirement will provide the city an opportunity to evaluate each property and determine its' appropriateness.

### Parking

The office-showroom/warehouse parking ratio of one space per 1,000 square feet of warehouse area and one space per 300 square feet of office area that the city of Plano has been using is generally consistent with the parking requirement of other cities for data centers. The parking ratio requirement from the researched cities ranges from one space per 500 square feet to one space per 6,000 square feet with most cities using the one space per 1,000 square feet parking ratio. Staff recommends a parking ratio of one space per 1,000 square feet for data centers.

Since data center buildings are constructed to higher quality construction standards with dual power supply sources and access to fiber-optic infrastructure, these building have the potential to experience future changes in use that will require higher parking requirements than a data center use. Therefore, staff recommends that proposed data center sites be required to have adequate acreage that will accommodate minimum parking requirements for office development should data center buildings be converted to future office uses. Staff recommends that site plans include sufficient land area to provide parking for general office use for 50% of the gross floor area of the building. Requiring additional land initially to accommodate future parking needs will be beneficial for long term reuse of the building, particularly should the site become restricted by surrounding development.

### Consistence with Approved Projects

The city has approved two data centers in recent years. The Plano Parkway/190 Business Center, located at the northwest corner of Plano Parkway and Stewart Avenue within the LI-1 zoning district, provided parking at a ratio of one space per 300 square feet for office and one space per 1,000 square feet for computer/warehouse space. The Private Data Center development located on the south side of Headquarters Drive, west of Dominion Parkway is within the CE zoning district with parking provided at a ratio of one space per 300 square feet for office and one space per 1,000 square feet for computer/warehouse space.

The proposed permitted zoning districts and the parking ratio requirements staff is recommending are consistent with the recently approved site plans for data centers. However, the approved data centers do not meet the recommended additional land requirement to accommodate minimum parking requirements for office development should data center buildings be converted to office uses.

**RECOMMENDATION:**

Recommended for approval subject to the following: (Additions are indicated in underlined text)

Amend Section 1.600 (Definitions) of Article 1 (General Regulations) to include the following definition for data center use:

Data Center

A facility used to house computer systems and associated components, such as telecommunications and storage systems, including but not limited to web hosting organizations, large enterprises or any other internet service organizations. A server farm, telecom hotel, carrier hotel, telco hotel, telehouse co-location center, or any other term applicable to facilities which are used for these specified purposes shall be deemed to be a data center. (This definition shall only apply to data center as a primary use.)

Amend Subsection 2.502 (Schedule of Permitted Uses) of Article 2 (Zoning Districts and Uses) to allow data centers by right or with specific use permit as follows:

**Nonresidential Zoning Districts**

Permitted Uses	Category													
		O-1 - Neighborhood Office												
		O-2 - General Office	P											
		R - Retail												
		BG - Downtown Business/Government												
		LC - Light Commercial	P											
		CE - Commercial Employment	P											
		CB-1 - Central Business-1	S											
		LI-1 - Light Industrial-1	P											
		LI-2 - Light Industrial-2	P											
		RE - Regional Employment	P											
		RC - Regional Commercial	S											
		RT - Research/Technology Center	P											
<u>Data Center</u>	Service													
		CC - Corridor Commercial	S											

Amend Subsection 3.1107 (Schedule of Off-Street Parking) of Section 3.1100 (Off-Street Parking and Loading) of Article 3 (Supplementary Regulations) to establish the following parking ratio requirement for data center use:

One space for each 1,000 square feet

In order to accommodate future changes in use, approved site plans shall include adequate land area to increase parking to the minimum requirements for general office use for 50% of the gross floor area of any building.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 20, 2010

**Agenda Item No. 7**

**Public Hearing - Request to Waive the Two Year-Waiting Period**

**Applicant:** Turnpike Commons Plano, LLC

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**DESCRIPTION:**

Request to waive the two-year waiting period for consideration of a rezoning request for 119.9± acres located at the northwest corner of Shiloh Road and Renner Road. Zoned Planned Development-207-Retail. Neighborhood #68.

**REMARKS:**

The applicant is requesting a waiver of the two-year waiting period for consideration of a rezoning request. The applicant is proposing to modify the existing planned development regulations in order to address issues affecting retail and multifamily development that have changed since the creation of the planned development (PD).

PD-207-R was created by Zoning Case #2008-65 and was approved by City Council on October 27, 2008. In order to satisfy recent development requests, the applicant is requesting to modify the PD prior to the expiration of two-year waiting period (October 27, 2010).

Section 6.115 (Following Zoning Approval) of the Zoning Ordinance allows for waiver of the two-year waiting period if it is determined by the Commission that there are substantive reasons to permit waiving the time period. Substantive reasons for waiving the two-year period include, but are not limited to:

1. Correction of an error.
2. A change of conditions affecting the property and which were not known at the time of zoning.
3. A change in public plans or policies as it affects the property.

**RECOMMENDATION:**

Recommended that a waiver of the two-year waiting period be granted if the Planning & Zoning Commission finds substantive reasons for granting the request.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 20, 2010

**Agenda Item No. 8**

**Public Hearing:** Zoning Case 2010-15

**Applicant:** Turnpike Commons Plano, LLC

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**DESCRIPTION:**

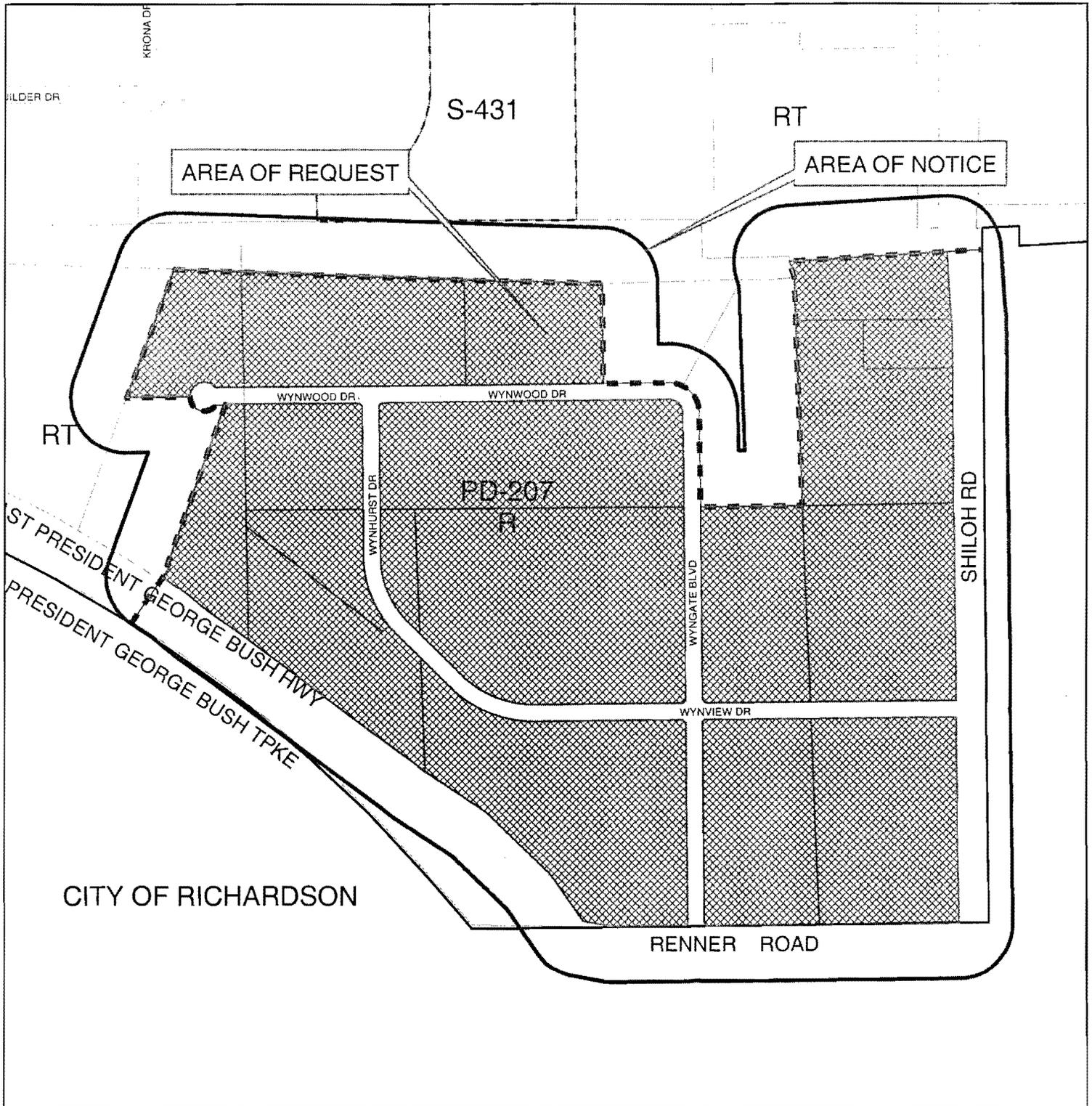
Request to amend Planned Development-207-Retail on 119.9± acres located at the northwest corner of Shiloh Road and Renner Road in order to modify the development standards and definitions, and to limit uses within certain areas of the district.

**REMARKS:**

The applicant is requesting that this item be tabled until the October 4, 2010, Planning & Zoning Commission meeting to allow for additional time to address staff comments.

**RECOMMENDATION:**

Recommended that the Planning & Zoning Commission accept the applicant's request to table this item until the Monday, October 4, 2010 meeting.



Zoning Case #: 2010-15

Existing Zoning: PLANNED DEVELOPMENT-207-RETAIL/  
190 TOLLWAY/PLANO PARKWAY OVERLAY DISTRICT



○ 200' Notification Buffer

CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 20, 2010

**Agenda Item No. 9**

**Public Hearing:** Zoning Case 2010-16

**Applicant:** City of Plano

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**DESCRIPTION:**

Request to amend Section 3.1400 (Traffic Impact Analysis) of Article 3 (Supplementary Regulations) and related sections of the Zoning Ordinance pertaining to Traffic Impact Analysis.

**REMARKS:**

Staff is requesting to table Zoning Case 2010-16 to the Planning & Zoning Commission's October 18, 2010, meeting in order to allow us additional time to work on the proposed amendments to the Zoning Ordinance pertaining to the Traffic Impact Analysis regulations.

**RECOMMENDATION:**

Recommended that Zoning Case 2010-16 be tabled to the October 18, 2010, Planning & Zoning Commission meeting.

CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 20, 2010

**Agenda Item No. 10**

**Public Hearing - Preliminary Replat:** The Trails of Glenwood, Phase 1,  
Block A, Lots 6, 7R, & 8-17

**Applicant:** The Stoddard Group, Ltd.

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**DESCRIPTION:**

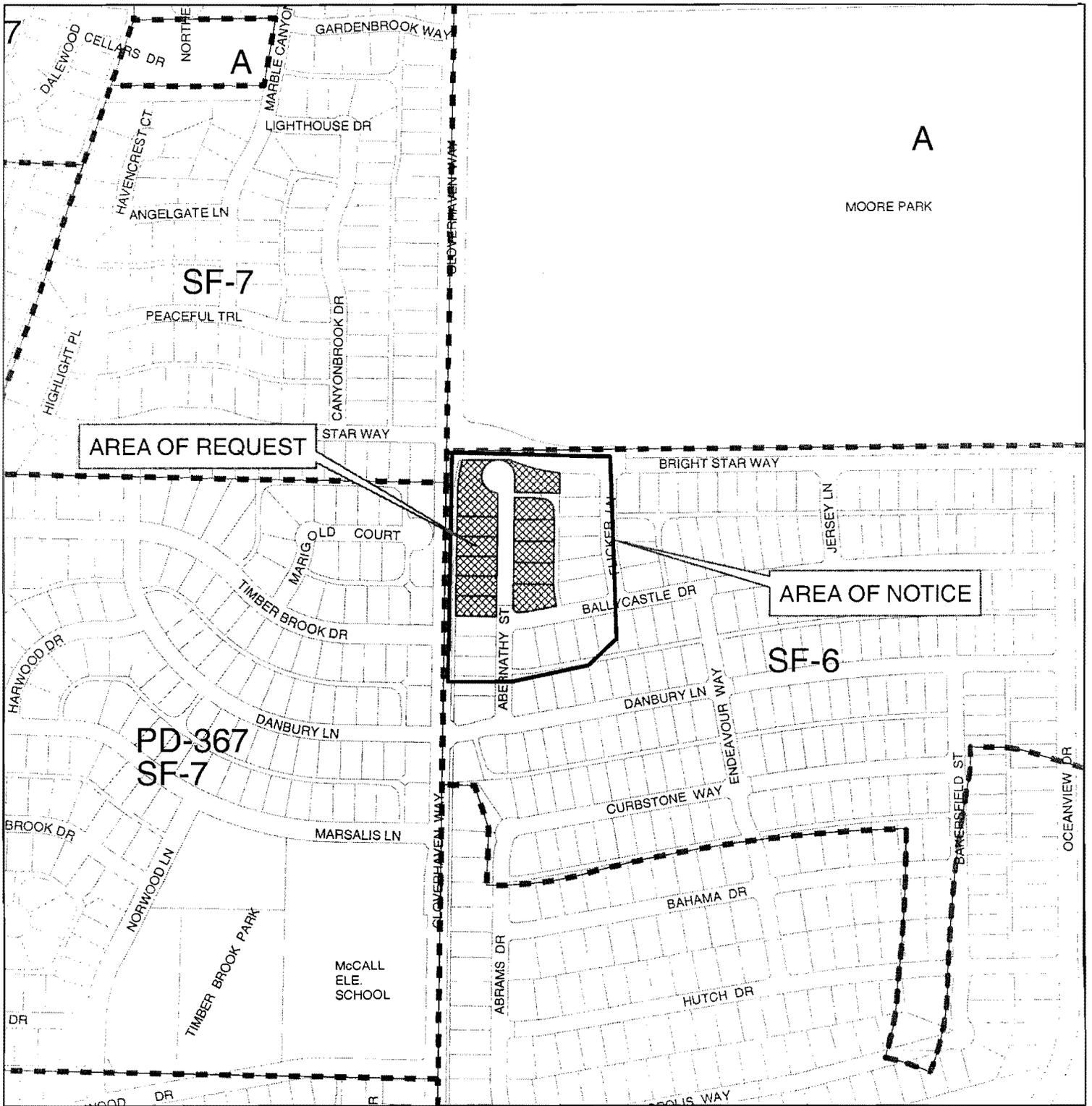
12 Single-Family Residence-6 lots on 3.0± acres located at the southeast corner of Cloverhaven Way and Bright Star Way. Zoned Single-Family Residence-6. Neighborhood #24.

**REMARKS:**

The purpose of the preliminary replat is to subdivide an open space lot (Lot 7) into 12 Single-Family Residence-6 lots (Lots 6, 7R, & 8-17).

**RECOMMENDATION:**

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



Item Submitted: PRELIMINARY REPLAT

Title: THE TRAILS OF GLENWOOD, PHASE 1  
BLOCK A, LOTS 6, 7R, & 8-17

Zoning: SINGLE-FAMILY RESIDENCE-6



○ 200' Notification Buffer



REPLY FORM

RECEIVED

SEP 07 2010

PLANNING DEPT

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

Dear Commissioners:

This letter is regarding The Trails of Glenwood, Phase 1, Block A, Lots 6, 7R, & 8-17. This is 12 Single-Family Residence-6 lots on 3.0± acres located at the southeast corner of Cloverhaven Way and Bright Star Way. The purpose of the preliminary replat is to subdivide an open space lot (Lot 7R) into 12 Single-Family Residence-6 lots (Lots 6, 7R, & 8-17).

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

I am **FOR** the preliminary replat as explained above for The Trails of Glenwood, Phase 1, Block A, Lots 6, 7R, & 8-17.

I am **AGAINST** the preliminary replat as explained above for The Trails of Glenwood, Phase 1, Block A, Lots 6, 7R, & 8-17.

This item will be heard on **September 20, 2010, 7:00 p.m.** at the Plano Municipal Center, 1520 K Avenue. Please provide your written comments below regarding the proposed preliminary replat. If additional space is required, you may continue writing on a separate sheet, one-sided for printing purposes.

*Unfortunately that would be very upsetting for us. But we don't want our lot to be included in the replatting plan for the said reason.*

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

<i>Mary Anne Kayan</i>	<i>Dennis T. Howard</i>
Name (Please Print)	Signature
<i>3517 Dambury Lane</i>	<i>8/31/2010</i>
Address	Date

BM

CITY OF PLANO  
PLANNING & ZONING COMMISSION

September 20, 2010

**Agenda Item No. 11**

**Discussion and Direction:** Selection of 2010 and 2011 Work Session Meeting Dates

**Applicant:** City of Plano

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**DESCRIPTION:**

Discussion and direction on the selection of Planning & Zoning Commission work session meeting dates and times for 2010 and 2011.

**REMARKS:**

The purpose of this item is to select tentative work session dates for the remainder of 2010, as well as for 2011. During this past year, staff has scheduled work session discussion items on the Planning & Zoning Commission's regularly scheduled meeting dates given the lighter meeting agendas. There are several projects that the Commission and staff will be working on together this next year where it may be appropriate to conduct separate work session meetings. Should regular meeting agendas continue to be light in content, staff will continue to schedule discussion items at those meetings in order to make best use of the Commission's time and schedules.

In prior years when work sessions were held separately from regular meetings, the work session dates alternated on Tuesdays and Wednesdays following the regular Planning & Zoning Commission meetings. Work session start times have generally begun at 6:30pm; however, the start time can be revisited. Below are the tentative work session meeting dates for the remainder of the 2010 year, as well as for 2011. All of the dates are the Tuesday following the first regular Planning & Zoning Commission meeting date for of each month except where noted.

October 5, 2010  
November 2, 2010  
January 5, 2011 (Wednesday)  
February 8, 2011  
March 9, 2011 (Wednesday)  
April 5, 2011  
May 3, 2011  
June 7, 2011

July 6, 2011 (Wednesday)  
August 2, 2011  
September 7, 2011 (Wednesday)  
October 4, 2011  
November 8, 2011  
December 6, 2011

**RECOMMENDATION:**

Recommended that the Commission approve the tentative work session dates.