

**PLANNING & ZONING COMMISSION**  
**September 20, 2010**

**COMMISSIONERS PRESENT**

James Duggan, Chairman  
Craig Perry, 1st Vice Chair  
Christopher Caso, 2nd Vice Chair  
David Downs  
Tracey Dry  
Michael Coleman  
Doug Hazelbaker

**COMMISSIONERS ABSENT**

Jim Norton

**STAFF PRESENT**

Tina Firgens, Planning Manager  
Bester Munyaradzi, Planner  
Paige Mims, Assistant City Attorney  
Dee Sarver, Sr. Planning Technician  
Doris Carter, Sr. Administrative Assistant  
Tammy Stuckey, Administrative Support Supervisor

The Planning & Zoning Commission meeting was called to order by Chairman Duggan at 7:00 p.m., Tuesday, September 20, 2010.

First Vice Chair Perry made a motion to approve the agenda as presented. Commissioner Dry seconded the motion, which passed 7-0.

Commissioner Coleman made a motion to approve the minutes of the September 7, 2010, Planning & Zoning Commission meeting as submitted. Second Vice Chair Caso seconded the motion, which passed 7-0.

Commissioner Downs made a motion to approve the consent agenda as presented. Second Vice Chair Caso seconded the motion, which passed 7-0.

## **CONSENT AGENDA**

### **AGENDA ITEM NO. 5A - FINAL PLAT 3/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.

Approved as submitted.

### **AGENDA ITEM NO. 5B - FINAL PLAT 55/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.

Approved as submitted.

## **END OF CONSENT AGENDA**

## **PUBLIC HEARINGS**

### **AGENDA ITEM NO. 6 - PUBLIC HEARING ZONING CASE 2010-05 APPLICANT: CITY OF PLANO**

Bester Munyaradzi, Planner, stated this is a 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. Staff recommended 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	I <sup>P</sup>											
		R - Retail												
		BG - Downtown Business/Government												
		LC - Light Commercial	I <sup>P</sup>											
		CE - Commercial Employment	I <sup>P</sup>											
		CB-1 - Central Business-1	I <sup>S</sup>											
		LI-1 - Light Industrial-1	I <sup>P</sup>											
		LI-2 - Light Industrial-2	I <sup>P</sup>											
		RE - Regional Employment	I <sup>P</sup>											
		RC - Regional Commercial	I <sup>S</sup>											
		RT - Research/Technology Center	I <sup>P</sup>											
		CC - Corridor Commercial	I <sup>S</sup>											
<u>Data Center</u>	Service													

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.

The public hearing was opened. Eric Matthews, a citizen, spoke in favor of the item. 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 with changes to the definition and parking requirement as stated below:

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

Data Center

A facility whose primary service is data processing and is 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

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		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											
		CC - Corridor Commercial	S											
<u>Data Center</u>	Service													

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

Second Vice Chair Caso seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 7 - PUBLIC HEARING  
8/REQUEST TO WAIVE THE TWO -YEAR WAITING PERIOD  
APPLICANT: TURNPIKE COMMONS PLANO, LLC**

Ms. Munyaradzi stated this is a 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. Staff recommended that a waiver of the two-year waiting period be granted if the Planning & Zoning Commission finds substantive reasons for granting the request.

The public hearing was opened. David Hicks, the applicant, was available for any questions. No one else spoke for or against the item. The public hearing was closed.

After some discussion, 1st Vice Chair Perry made a motion to approve the waiver of the two-year waiting period. Commissioner Hazelbaker seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 8 - PUBLIC HEARING  
ZONING CASE 2010-15  
APPLICANT: TURNPIKE COMMONS PLANO, LLC**

Ms. Munyaradzi stated this is a 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. Staff recommended that the Planning & Zoning Commission accept the applicant's request to table this item until the Monday, October 4, 2010 meeting.

The public hearing was opened. David Hicks, the applicant, was available for any questions. No one else spoke for or against the item. The public hearing was closed.

There being no discussion, Commissioner Coleman made a motion to table the item as requested. Second Vice Chair Caso seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 9 - PUBLIC HEARING  
ZONING CASE 2010-16  
APPLICANT: CITY OF PLANO**

Tina Firgens, Development Review Manager, stated this is a 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. Staff recommended that Zoning Case 2010-16 be tabled to the October 18, 2010, Planning & Zoning Commission meeting.

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

There being no discussion, 2nd Vice Chair Caso made a motion to table the item as requested. Commissioner Downs seconded the motion, which passed 7-0.

**AGENDA ITEM NO. 10 - PUBLIC HEARING  
24/PRELIMINARY REPLAT - THE TRAILS OF GLENWOOD, PHASE 1,  
BLOCK A, LOTS 6, 7R, & 8-17  
APPLICANT: THE STODDARD GROUP, LTD.**

Ms. Munyaradzi stated this is 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. Staff recommended approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

The public hearing was opened. Kevin Jacobs, representing the applicant, was available for questions. No one else spoke for or against this item. The public hearing was closed.

There being no discussion, Commissioner Coleman made a motion to approve the item as submitted. First Vice Chair Perry, seconded the item, which passed 7-0.

### **END OF PUBLIC HEARINGS**

### **AGENDA ITEM NO. 11 - DISCUSSION AND DIRECTION SELECTION OF 2010 AND 2011 WORK SESSION MEETING DATES APPLICANT: CITY OF PLANO**

Ms. Firgens stated this is a discussion and direction on the selection of Planning & Zoning Commission work session meeting dates and times for 2010 and 2011.

After much discussion Second Vice Chair Caso made a motion to approve the dates as discussed. Commissioner Coleman seconded the motion, which passed 7-0.

### **AGENDA ITEM NO. 12 - ITEMS FOR FUTURE DISCUSSION**

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Duggan adjourned the meeting at 8:15 p.m.

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Planning & Zoning Commissioner

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