

**PLANNING & ZONING COMMISSION**  
**February 21, 2011**

**COMMISSIONERS PRESENT**

Christopher Caso, Chairman  
David Downs, 1st Vice Chair  
Michael Coleman, 2nd Vice Chair  
Fred Balda  
Tracey Dry  
Jim Norton  
Doug Hazelbaker  
Alan Smith

**STAFF PRESENT**

Phyllis Jarrell, Director of Planning  
Tina Firgens, Planning Manager  
Kate Perry, Sr. Planner  
Eric Hill, Planner  
Bester Munyaradzi, Planner  
Paige Mims, Assistant City Attorney  
Dee Sarver, Sr. Planning Technician  
Donna White, Technical Administrative Assistant

The Planning & Zoning Commission meeting was called to order by Chairman Caso at 7:00 p.m., Monday, February 21, 2011.

First Vice Chair Downs made a motion to approve the agenda as presented. Commissioner Norton seconded the motion, which passed 8-0.

Commissioner Norton made a motion to approve the minutes of the February 7, 2011, Planning & Zoning Commission meeting as submitted. Commissioner Hazelbaker seconded the motion, which passed 8-0.

Commissioner Balda made a motion to approve the consent agenda as presented. Second Vice Chair Coleman seconded the motion, which passed 8-0.

**CONSENT AGENDA**

**AGENDA ITEM NO. 5A - PRELIMINARY SITE PLAN  
15/NW PLANO PARK & RIDE ADDITION, BLOCK A, LOT 1  
APPLICANT: DALLAS AREA RAPID TRANSIT**

Transit center on 1 lot on 9.6± acres located on the east side of Communications Parkway, 800± feet south of Tennyson Parkway. Zoned Commercial Employment/Dallas North Tollway Overlay District. Neighborhood #15.

Approved as submitted.

**AGENDA ITEM NO. 5B - CONVEYANCE PLAT  
15/NW PLANO PARK & RIDE ADDITION, BLOCK A, LOTS 1 & 2  
APPLICANT: DALLAS AREA RAPID TRANSIT AND CROOM INTERESTS, LTD.**

Two conveyance lots on 14.0± acres located on the east side of Communications Parkway, 800± feet south of Tennyson Parkway. Zoned Commercial Employment/Dallas North Tollway Overlay District. Neighborhood #15.

Approved as submitted.

**AGENDA ITEM NO. 5C - PRELIMINARY PLAT  
55/PRESTON PARK BUSINESS CENTER ADDITION, BLOCK A, LOTS 4 & 5  
APPLICANT: DR. ROBERT TORTI & DR. SANTOSH PATEL**

Medical office on 2 lots on 1.6± acres located at the southeast corner of Preston Park Boulevard and Preston Park Court. Zoned Planned Development-189-Retail/General Office. Neighborhood #55.

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

**AGENDA ITEM NO. 5D - REVISED CONVEYANCE PLAT  
1/SILVER FERN ADDITION, BLOCK 1, LOT 1  
APPLICANT: RONALD MCCUTCHIN FAMILY PARTNERSHIP**

Conveyance lot on 6.9± acres located on the north side of McDermott Road, 223± feet east of Coit Road. Zoned Planned Development-434-Retail. Neighborhood #1.

Approved as submitted.

**END OF CONSENT AGENDA**

**PUBLIC HEARINGS**

**AGENDA ITEM NO. 6 - PUBLIC HEARING  
ZONING CASE 2010-22  
APPLICANT: CITY OF PLANO**

Bester Munyaradzi, Planner, stated this is a request to amend 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 pertaining to medical office parking requirements. Staff recommended the item be tabled to the March 7, 2011, Planning & Zoning Commission meeting due to an error in the missing pages in the staff report.

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

There being no discussion, 1st Vice Chair Downs made a motion to table the item to the March 7, 2011, Planning & Zoning Commission meeting. Commissioner Dry seconded the motion, which passed 8-0.

Agenda Items 7A and 7B were presented together.

**AGENDA ITEM NO. 7A - PUBLIC HEARING  
ZONING CASE 2011-01  
APPLICANT: BIRKEL CUSTER 121 PARTNERS LTD.**

Ms. Munyaradzi stated this is a request to rezone 13.9± acres located at the northwest corner of Kathryn Lane and Rowlett Cemetery Road from Regional Commercial to Multifamily Residence-3. Zoned Regional Commercial/State Highway 121 Overlay District. Staff recommended denial of the item. Staff received 2 letters in support of the item.

The public hearing was opened. Robert Baldwin, representing the applicant, gave a presentation and was available to answer any questions. Robert Miller, Plano Homeowner's Council, spoke in opposition of the item. Mr. Miller believes the area should remain zoned for commercial use. Mike Ablon, Pegasus Ablon Properties, spoke in support of the item stating that Plano needs the housing for middle income and younger couples/families that have a desire live in Plano.

The public hearing was closed.

After much discussion, Commissioner Norton made a motion to deny the item as submitted. Commissioner Smith seconded the motion, which passed 6-2.

Commissioners Balda and Hazelbaker opposed denial of the zoning case because they believe that the site is appropriate for multifamily use and that the site is not suitable for commercial uses, particularly since the site does not have frontage on State Highway 121.

**AGENDA ITEM NO. 7B - CONCEPT PLAN  
CUSTER/121 ADDITION, BLOCK 1, LOT 8  
APPLICANT: BIRKEL CUSTER 121 PARTNERS LTD.**

Ms. Munyaradzi stated this is a request for 264 Multifamily Residence-3 units on 1 lot on 13.9± acres located at the northwest corner of Kathryn Lane and Rowlett Cemetery Road. Zoned Regional Commercial/State Highway 121 Overlay District. Neighborhood #3. Staff recommended denial.

Commissioner Norton made a motion to deny the item as submitted. Commissioner Smith seconded the motion which passed 6-2.

Commissioners Balda and Hazelbaker opposed denial of the concept plan because they believe the site is appropriate for multifamily residential development, consistent with their voting regarding companion Zoning Case 2011-01.

**AGENDA ITEM NO. 8 - PUBLIC HEARING  
ZONING CASE 2011-02  
APPLICANT: CITY OF PLANO**

Eric Hill, Planner, stated this is a request to amend Subsections 2.824 (RC - Regional Commercial), 2.825 (RE - Regional Employment), 2.827 (LI-1 - Light Industrial-1), and 2.828 (LI-2 - Light Industrial-2) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses), and Subsection 3.302 (Nonresidential Uses) of Section 3.300 (Exterior Wall Construction Standards for Structures) of Article 3 (Supplementary Regulations), and related sections of the Zoning Ordinance regarding the use of metal as an exterior wall construction material in nonresidential zoning districts. Recommended for approval as follows: (Additions are indicated in underlined text; deletions are indicated in strikethrough text.)

**1. Amend Subsection 3.302 (Nonresidential Uses) of Section 3.300 (Exterior Wall Construction Standards for Structures) of Article 3 (Supplementary Regulations) to read as follows:**

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:~~

- ~~a. The metal or membrane exterior wall construction is not visible from a public thoroughfare or residential zoning district.~~
  - ~~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. Metal exterior wall construction within nonresidential zoning districts shall be permitted provided that a maximum of 25% of any exposed exterior wall may consist of metal. This percentage may be exceeded in accordance with the following:
    - a. For high-rise buildings only, a maximum of 50% of any exposed exterior wall may consist of metal. High-rise buildings shall be defined by the International Building Code, and as amended by the city.

b. Within the LI-1 and LI-2 districts only, up to 100% of any exposed exterior wall may consist of metal with approval of a facade plan as part of the site plan review process by the Planning & Zoning Commission only under the following conditions:

i.a. The metal exterior wall is not visible from a public thoroughfare or residential zoning district.

ii.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.

3. Membrane exterior wall construction is permitted within the LI-1 And LI-2 districts only, with approval of a facade plan as part of the site plan review process by the Planning & Zoning Commission only under the following conditions:

a. The membrane exterior wall is not visible from a public thoroughfare or residential zoning district.

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.

#### 4.2- 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.

**2. Amend Subsection 2.827 (LI-1 - Light Industrial-1) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses), such portion of Subsection to read as follows:**

#### 6. Special District Requirements

~~a. Metal exterior buildings are prohibited in the LI-1 district, except that such buildings may be permitted by approval of a site plan. See Subsection 3.302 (Nonresidential Uses) for provisions regarding metal and membrane exterior building materials.~~

**3. Amend Subsection 2.828 (LI-2 - Light Industrial-2) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses), such portion of Subsection to read as follows:**

6. Special District Requirements

- a. ~~Metal exterior buildings are prohibited in the LI-1 district, except that such buildings may be permitted by approval of a site plan. See Subsection 3.302 (Nonresidential Uses) for provisions regarding metal and membrane exterior building materials.~~

**4. Amend Subsection 2.824 (RC - Regional Commercial) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses), such portion of Subsection to read as follows:**

6. Special District Requirements

- b. Seventy-five percent of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes may be used on the remaining 25% of any exposed exterior wall, except that for high-rise buildings only this percentage may be increased to 50% for use of metal only. The Planning & Zoning Commission may allow, at its sole discretion, the use of concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings.

**5. Amend Subsection 2.825 (RE - Regional Employment) of Section 2.800 (District Charts) of Article 2 (Zoning Districts and Uses), such portion of Subsection to read as follows:**

6. Special District Requirements

- ii. Seventy-five percent of any exposed exterior wall of main buildings, parking structures, and accessory buildings shall consist of glass, native stone, clay-fired brick or tile, or a combination of these materials. All exterior building materials made of glass shall have a maximum exterior visible reflectance of 20%. Other finishes and materials may be used at the sole discretion of the Planning & Zoning Commission if adopted as part of the site plan approval and if permitted by building and fire codes. Any finish and material permitted by building and fire codes may be used on the remaining 25% of any exposed exterior wall, except that for high-rise buildings only this

percentage may be increased to 50% for use of metal only. The Planning & Zoning Commission may allow, at its sole discretion, the use of concrete, concrete block, and tile, as described in the City of Plano Building Code on exterior walls that are not visible from public thoroughfares. These finishes must be consistent in color with the remainder of the building. These would include the walls of service courts and other facilities that are secluded from view by the specific design of a building or group of buildings.

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

After much discussion, 1st Vice Chair Downs made a motion to approve the item as submitted, and allowing for a higher percentage of metal to be used on high-rise buildings within the Regional Employment and Regional Commercial zoning districts. Second Vice Chair Coleman seconded the motion, which passed 6-2.

**AGENDA ITEM NO. 9 - PUBLIC HEARING  
68/REPLAT & REVISED SITE PLAN: PLANO TECH CENTER II, BLOCK 1, LOT 1R  
APPLICANT: WILLIAM O'NEIL & COMPANY**

Ms. Munyaradzi stated this is a request for light manufacturing and office on 1 lot on 11.5± acres located on the south side of Plano Parkway, 900± feet west of Shiloh Road. Zoned Research/Technology Center/190 Tollway/Plano Parkway Overlay District with Specific Use Permit #605 for Print Shop (Major). Neighborhood #68. 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, 1st Vice Chair Downs made a motion to approve the item as submitted. Second Vice Chair Coleman seconded the motion, which passed 8-0.

**END OF PUBLIC HEARINGS**

**AGENDA ITEM NO. 10 - DISCUSSION & DIRECTION  
RESEARCH/TECHNOLOGY CENTER ZONING DISTRICT  
APPLICANT: CITY OF PLANO**

Kate Perry, Sr. Planner, stated this is a request for discussion and direction regarding recommendations from the Planning & Zoning Commission to City Council regarding possible amendments to the Research/Technology Center zoning district boundaries, regulations, and related sections of the zoning ordinance.

There being no discussion, 2nd Vice Chair Coleman made a motion for staff to forward their recommendations to City Council regarding amendments to the Research/Technology Center zoning district. Commissioner Hazelbaker seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 11 - DISCUSSION & DIRECTION  
DETERMINE A MEETING DATE AND TIME FOR PLANNING & ZONING  
COMMISSIONER TRAINING ON VARIOUS TOPICS  
APPLICANT: CITY OF PLANO**

Phyllis Jarrell, Director of Planning, stated this is a request for discussion and direction to determine a meeting date and time for a training session for the Planning & Zoning Commission. Staff requested that the Commission determine a date and time for a training session, and to indicate if there are certain topics that should be included on the agenda.

After a brief discussion, the Commission decided to meet March 21, 2011, from 4:30 p.m. to 6:30 p.m.

**AGENDA ITEM NO. 12 - REQUEST TO WAIVE THE 2-YEAR WAITING PERIOD &  
CALL A PUBLIC HEARING: PLANNED DEVELOPMENT-65-CENTRAL  
BUSINESS-1  
APPLICANT: JBI PARTNERS**

Tina Firgens, Planning Manager, stated this is a request to waive the 2-year waiting period for consideration of amending Planned Development-65-Central Business-1 zoning district development regulations related to single-family attached uses, and call a public hearing. Staff recommended that a waiver of the 2-year waiting period be granted if the Planning & Zoning Commission finds substantive reasons for granting the request, and call a public hearing to amend Planned Development-65-Central Business-1 zoning district.

Jeff Miles, applicant, was available to answer any questions.

After some discussion, 1st Vice Chair Downs made a motion to call a public hearing to amend Planned Development-65-Central Business-1 zoning district. Commissioner Norton seconded the motion, which passed 8-0.

**AGENDA ITEM NO. 13 - ITEMS FOR FUTURE DISCUSSION**

The Commission had no items they wished to discuss.

There being no further discussion, Chairman Caso adjourned the meeting at 8:30 p.m.

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Planning & Zoning Commissioner

xc: Honorable Mayor and City Council  
Bruce Glasscock, City Manager