

NOTICE OF MEETING

NOTICE IS HEREBY GIVEN THAT THE BUILDING STANDARDS COMMISSION WILL CONVENE INTO A REGULAR SESSION IN THE SENATOR FLORENCE SHAPIRO COUNCIL CHAMBERS LOCATED AT 1520 K AVENUE, PLANO, TEXAS ON TUESDAY, FEBRUARY 21, 2017, AT 4:00 P.M., AND WILL HOLD PUBLIC HEARINGS AS FOLLOWS:

AGENDA ITEMS:

1. Public Comments. In accordance with the Open Meeting Act, the Building Standards Commission will hear comments of public interest, but any discussion shall be limited to placing the item on a future agenda for further consideration. Remarks are limited to five (5) minutes per speaker, with a maximum of 30 total minutes of testimony. Other time restraints may be directed by the Chairman. Specific factual information or an explanation of current policy may be made in response to an inquiry; but any discussion or decision must be limited to a proposal to place the item on a future agenda. Speakers will be notified when speaking time has expired.
2. Approval of Minutes: January 17, 2017.
3. Discussion and consideration of applicant's request to use an alternate method for unlimited area of a Group M occupancy in compliance with requirements of Section 507.4 of the International Building Code, which is codified in Chapter 6, Buildings and Building Regulations, Article II. Building Code of the Code of Ordinances of the City of Plano, Texas. Applicant: Coit Marketplace, LP, Project Address: UCD Plano Coit Addition, Lots 9, 10, 12, & 13, Block A of QT 910 910 Addition.
4. Items for future agendas

I certify that the above notice of meeting was posted on the bulletin board in the Municipal Building, 1520 Avenue K, Plano, Texas on the 14th day of February 20 17, at 5:00 o'clock, p.m.

Asst City Secretary



Note: The Building Standard 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.

Council Liaisons: Deputy Mayor Pro Tem Ben Harris and Council Member Angela Miner

Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L Ave., with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. The Senator Florence Shapiro Council Chambers are located on the first floor. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Building Inspection Department at 972-941-7140.

Building Standards Commission
January 17, 2017

Board Members Present

Art Stone, Chairman
Joe Milkes
Mark Lewis
Dawn Wolverton
Earl Dedman
Richard Kelley
Shawn Brown
Lawrence Shan

Staff

Jennifer Knox-Walker, Assistant City Attorney
Timothy Dunn, Assistant City Attorney
Selso Mata, Building Official
Scott Lussier, Property Standards Manager
Christopher Smith, Inspections Services Supervisor
Jason Ruffing, Property Standards Specialist
Diana Casady, Sr. Administrative Assistant
Kristina Shiroma, Sr. Administrative Assistant

Chairman Art Stone called the meeting to order at 4:00 p.m., Tuesday January 17, 2017 in the City of Plano Building Inspections Training Room. A quorum was present and notice of the meeting had been posted for the time and manner required by law. The following matters were discussed.

Chairman Art Stone admitted all documents and testimony given into the official Building Standards record:

1. **Public comments:** No public comment.
2. **Approval of Minutes from December 20, 2016.**

Commission Member Joe Milkes made a motion to approve the minutes from December 20, 2016. Commission Member Richard Kelley seconded the motion. The Board voted 8-0 in favor of approving the minutes from December 20, 2016.

3. **Discussion and possible action regarding the following property's continued non-compliance with the minimum standards required by Chapter 6, Building and Building Regulations, of the City of Plano Code of Ordinances, and consideration of whether to provide further opportunity for the property to come into compliance or to execute final orders for the property.**

1109 12th Place – Owners Ruben Marrufo and Xochil Cadena

Jason Ruffing, Property Standards Specialist, testified on the condition of the Property at 1109 12th Place. Mr. Ruffing gave a history on the condition of the Property and answered questions from the Commission

Chairman Art Stone called for a recess at 4:25 p.m. to obtain a translator for Mr. Marrufo.

Chairman Art Stone reconvened the meeting at 4:35 p.m.

Assistant City Attorney, Jennifer Knox-Walker, advised the Commission that only evidence from 4:35 p.m. forward should be taken into consideration for discussion and action on this Property since a translator had not been present to interpret the City's testimony to Mr. Marrufo.

Ms. Marilu Madrigal, translator for the City of Plano, was sworn in as an Interpreter. Mr. Ruben Marrufo was sworn in.

Jason Ruffing, Property Standards Specialist, testified on the condition of the Property at 1109 12th Place. Mr. Ruffing gave a history on the condition of the Property and answered questions from the Commission. Ms. Madrigal translated Mr. Ruffing's testimony for Mr. Marrufo.

Mr. Ruffing further testified the staff recommendation was to issue Final Orders and give the Property Owners thirty (30) days to bring the Property into compliance, and if the Owners fail to bring the Property into compliance, the City of Plano will assess civil penalties.

Mr. Marrufo asked the Commission for the exact steps necessary to obtain a Certificate of Occupancy.

The Chairman asked further questions for clarification.

Through the translator, Mr. Marrufo testified that he is not the person who operates the business, but named Nelson Garcia as the business owner. Mr. Marrufo asked if he could demolish the building, but keep the land. He testified that he would like a list of the corrections necessary.

Chairman Art Stone closed the floor to public comment.

After discussion that was also translated for Mr. Marrufo, Commission Chairman made a motion to amend staff recommendation and give the Owners no more than sixty (60) days to bring the Property into compliance. If the Owners fail to bring the Property into compliance within the sixty (60) days, civil penalties shall be assessed in the amount of \$50.00 per day for each day the Property remains non-compliant. Commission Member Joe Milkes seconded the motion. The Commission voted 8-0 in favor of the motion.

8. Items for future agendas.

None at this time, the cutoff date for the February meeting is February 3, 2017.

The Public Hearing adjourned at 5:16 p.m.

Art Stone, Chairman

BUILDING STANDARDS COMMISSION FILING FEE \$265.00 Commercial & Residential
CITY OF PLANO, TEXAS \$ 50.00 Residential (Homestead)
\$265.00 Administrative Fee For Special Meeting

ITEM NO.: _____

RECEIPT NO. _____
RECEIPT DATE: _____

PLEASE TYPE OR PRINT USING BLACK INK:

UCD Plano Coit Addition, Lots 9, 10, 12 & 13, Block A of QT 910 910 Addition
(Street Address of Subject Property)

Coit Marketplace LP 214-224-4600
(Applicant) (Applicant's Phone Number)
701 Preston Rd., #410 Dallas TX 75205
(Applicant's Street Address) (City) (State) (Zip)

If the person Appearing at the hearing is other than the applicant, the following information must be provided:

John Berry, AIA, CSI, ICC
(Name) (Phone Number) (Fax Number)
750 North St. Paul Street, Suite 450, Dallas, TX 75201 Architect
(Address) (Affiliation to Applicant)

I hereby request a hearing before the Building Standards Commission for the following reason:

- Request an interpretation
- Request approval of an alternate method or material
- Request reinstatement of canceled contractor registration
- Request for consideration of a code amendment

Subject Code/Section Number: IBC 507.4

Text of Code Section: (attach copies if needed)

the area of a Group M building no more than one story above grade plane of any construction type, shall not be limited where the building is provided with an automatic speaker system throughout in accordance with Section 903.3.1.1 and is surrounded and adjoined by public ways or yards not less than 60 feet in width.

State your request (Request must be based on the reason(s) for appeal stated above. **ALL APPLICANTS REQUESTING A WAIVER, VARIANCE OR OTHER SUCH TERMINOLOGY WILL BE REJECTED**). You may use a separate sheet if needed.

See Attached Letter.

Section 112.2 of the 2000 Edition of the International Building Code states: "Limitations on Authority." The Board of Appeals shall have no authority relative to interpretation of the administrative provisions of this code or the administrative provisions of the technical codes nor shall the board be empowered to waive requirements of either this code or the technical codes.

The undersigned officer(s) and/or agent(s) of the applicant are the properly authorized officials and have the necessary authority to execute this application on behalf of applicant hereto.

John Berry 750 North St. Paul Street, Suite 450, Dallas, TX 75201 February 3, 2017
Name Address City State Zip Date

I do hereby certify that the above statements are true and correct and I have read the "Limitations of Authority" of this Board and understand those limitations.

John F. Berry

Digitally signed by John F. Berry
DN: cn=John F. Berry, o=CR
Architecture + Design, cn=John F. Berry
Date: 2017.02.03 15:55:36 -0500

Applicant's Signature

STATE OF TEXAS
COUNTY OF COLLIN

Subscribed and sworn to before me this 6th day of February 2017



Jennifer Furtney
Notary Public, State of Texas

My commission expires: September 11, 2018

This document is for informational purposes only and should not be relied on in place of official regulations and/or policies. The CITY OF PLANO makes no representation, warranty, or guarantee as to the accuracy, completeness, currency or suitability of the information provided via the internet. Customers and citizens are personally responsible for complying with all local, state and federal laws pertaining to projects within the city. Copies of the CITY OF PLANO building codes and Zoning Ordinance can be found on the city website at www.ci.plano.tx.us or at the CITY OF PLANO Planning Center at 1520 K Avenue, Plano, Texas.



Building Inspections Department - 1520 K Ave Suite 140 Plano, TX 75074 - 972-941-7140 fax 972-941-7187
www.buildinginspections.org - email address - buildingcentral@plano.gov
FM624MP041 REV 12/04/15



February 3, 2017

Building Standards Commission
City of Plano
1520 K Ave., Suite 140
Plano, TX 75074

RE: **Request for approval of an alternate method of compliance**
CR Commission No.: K16387

Commission Members,

Kroger and UCD are building a retail development on the SEC of Hwy 121 and Coit Rd. The development is being parceled out into separate properties. In order to maintain pedestrian continuity through the development, their desire is to have the buildings on Parcels 9 and 11 abut each other. The size of the Grocery anchor makes this challenging though.

The Grocery Anchor is to be constructed as Type IIB, and it is 128,000 sf which leads us to follow the code requirements for Unlimited Area Buildings.

507.4 allows a building of Group M occupancy to be of unlimited area as long as it is fully sprinklered and is surrounded or adjoined by yards or public ways of no less than 60'. Because of the proximity of the two buildings to each other, we are requesting that the two buildings be evaluated as a single building. Both buildings are fully suppressed, and both buildings combined will have the 60' open perimeter surrounding the total structure. The 60' open perimeter will be established around both properties through both open space on the Kroger and retail properties and no-build easements on adjoining properties, see exhibit 'A'.

In addition to the request above, the east wall of the Kroger store shall be a three-hour fire-rated exterior wall, thereby providing additional life-safety to the project. All the tenant separations in the adjacent retail strip center shall be accomplished via one-hour fire-rated fire partitions. We have worked closely with Mr. Mata to arrive at a solution that meets both the business needs of Kroger and the developer, and yet still provides a high level of life safety.

Occupancy M, Construction Type IIB, Sprinklered, 128,000 s.f.

Sincerely,

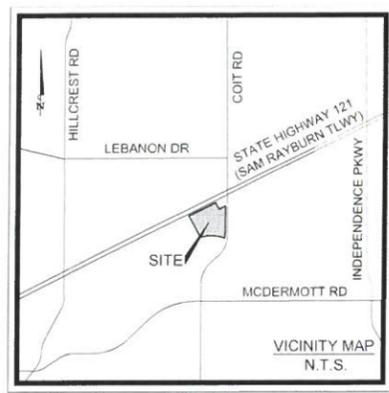
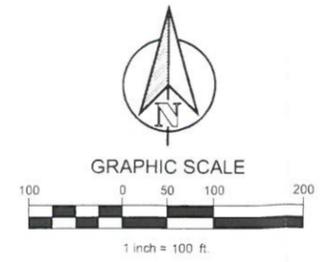
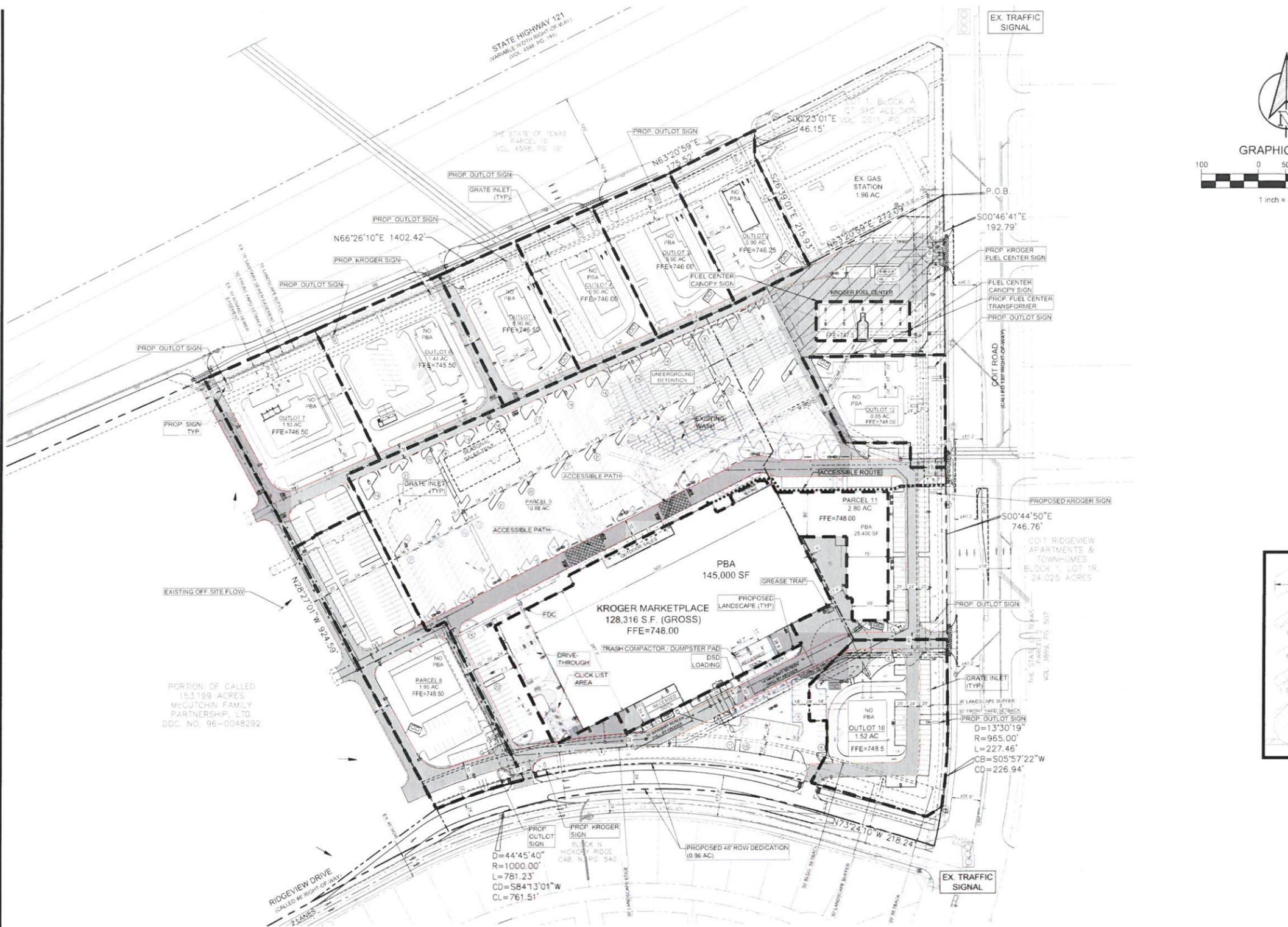
John F. Berry, AIA, CSI, ICC
CR architecture + design

750 North St. Paul Street, Suite 450 Dallas, TX 75201 P 972.253.4675 TF 800.469.4949
creating extraordinary places

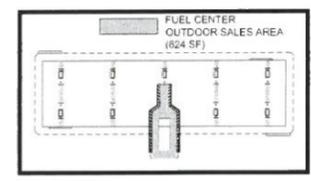
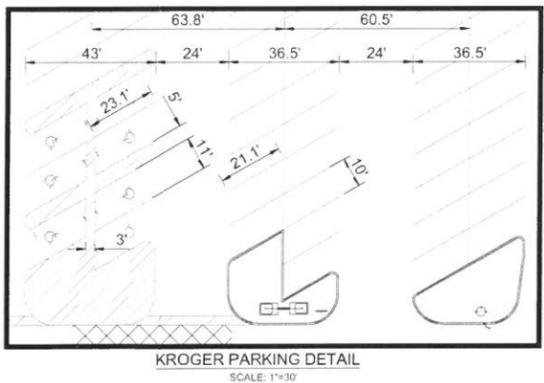
CINCINNATI
DALLAS
DENVER
MINNEAPOLIS
SEATTLE

www.cr-architects.com

HV 12/1/2016 6:04 PM
 PLOTTED BY: HV 12/1/2016 6:04 PM
 C:\EGNYTE\SHARED\PROJECTS\2016-022 KROGER PLANO UDC 121 COIT 698\CADD\EXHIBIT\2016-12-01 - SITE PLAN SP-15\DWG - SP15.DWG
 LOCATION: C:\EGNYTE\SHARED\PROJECTS\2016-022 KROGER PLANO UDC 121 COIT 698\CADD\EXHIBIT\2016-12-01 - SITE PLAN SP-15\DWG - SP15.DWG
 LAST SAVED: 12/1/2016 6:03 PM



LEGEND	
	STANDARD DUTY CONCRETE PAVEMENT
	CRITICAL ACCESS DRIVE
	LIMITS OF P.B.A.
	FUEL PARCEL
	INTEGRAL COLORED CONCRETE (TYP)

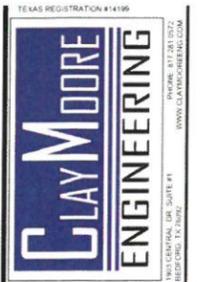


FUEL CENTER OUTDOOR SALES AREA DETAIL
(INCLUDES 9 MULTIPLE PUMP DISPENSERS OR 18 FUELING POSITIONS)

SITE DATA SUMMARY TABLE									
LOT	AREA		BLDG AREA (SF)	BLDG COV	LSCP AREA (SF)	LSCP COV	PRKG PROVIDED PER 1,000	PRKG RATIO	PRKG REQUIRED
	(SF)	(ACRES)							
OUTLOT 2	39,269	0.90	2,660	6.77%	12,160	30.97%	28	10.53	1/100 SF
OUTLOT 3	39,155	0.90	3,300	8.43%	11,837	30.23%	33	10.00	1/100 SF
OUTLOT 4	39,155	0.90	3,300	8.43%	11,980	30.60%	34	10.30	1/100 SF
OUTLOT 5	39,155	0.90	3,000	7.66%	10,624	27.13%	32	10.67	1/100 SF
OUTLOT 6	62,903	1.44	5,000	7.95%	13,505	21.47%	60	12.00	1/100 SF
OUTLOT 7	66,535	1.53	6,559	9.86%	14,005	21.05%	74	11.28	1/100 SF
PARCEL 8	84,906	1.95	8,000	9.42%	16,923	19.93%	128	16.00	1/100 SF
PARCEL 9(KROGER)	473,942	10.88	128,316	27.07%	39,210	8.27%	515	4.01	1/250 SF
OUTLOT 10	66,102	1.52	7,000	10.59%	22,888	34.63%	50	7.14	50% RETAIL 1/250 SF, 50% REST 1/100 SF
PARCEL 11	121,884	2.80	25,400	20.84%	15,963	13.10%	160	6.30	62% RETAIL 1/250 SF, 38% REST 1/100 SF
OUTLOT 12	36,910	0.85	2,588	7.01%	10,303	27.91%	26	10.05	1/100 SF
PARCEL 13 (KROGER FUEL)	61,998	1.42	178	0.29%	11,599	18.71%	6	33.71	6 MINIMUM
GRAND TOTAL	1,131,914	25.99	195,301	17.25%	190,997	16.87%	1146		

SUBTOTAL SUMMARY TABLE									
PARCEL 9(KROGER)	473,942	10.88	128,316	27.07%	39,210	8.27%	515	4.01	1/250 SF
PARCEL 13 (KROGER FUEL)	61,998	1.42	178	0.29%	11,599	18.71%	6	33.71	6 MINIMUM
OTHER PARCELS AND OUTLOTS	595,974	13.68	66,807	11.21%	140,188	23.52%	625	9.36	RETAIL 1/250 SF, REST 1/100 SF
GRAND TOTAL	1,131,914	25.99	195,301	17.25%	190,997	16.87%	1146		

KROGER #698
COIT/121 MARKETPLACE
 UCD PLANO COIT ADDITION
 LOTS 2-13, BLOCK A
 BEING 25.979 ACRES OUT OF THE JOHN WHEELER SURVEY, ABSTRACT NO. 1029 AND BEING ALL OF LOT 2 BLOCK A OF QT 910 910 ADDITION RECORDED IN VOLUME 2011, PAGE 297
 CITY OF PLANO, COLLIN COUNTY, TEXAS



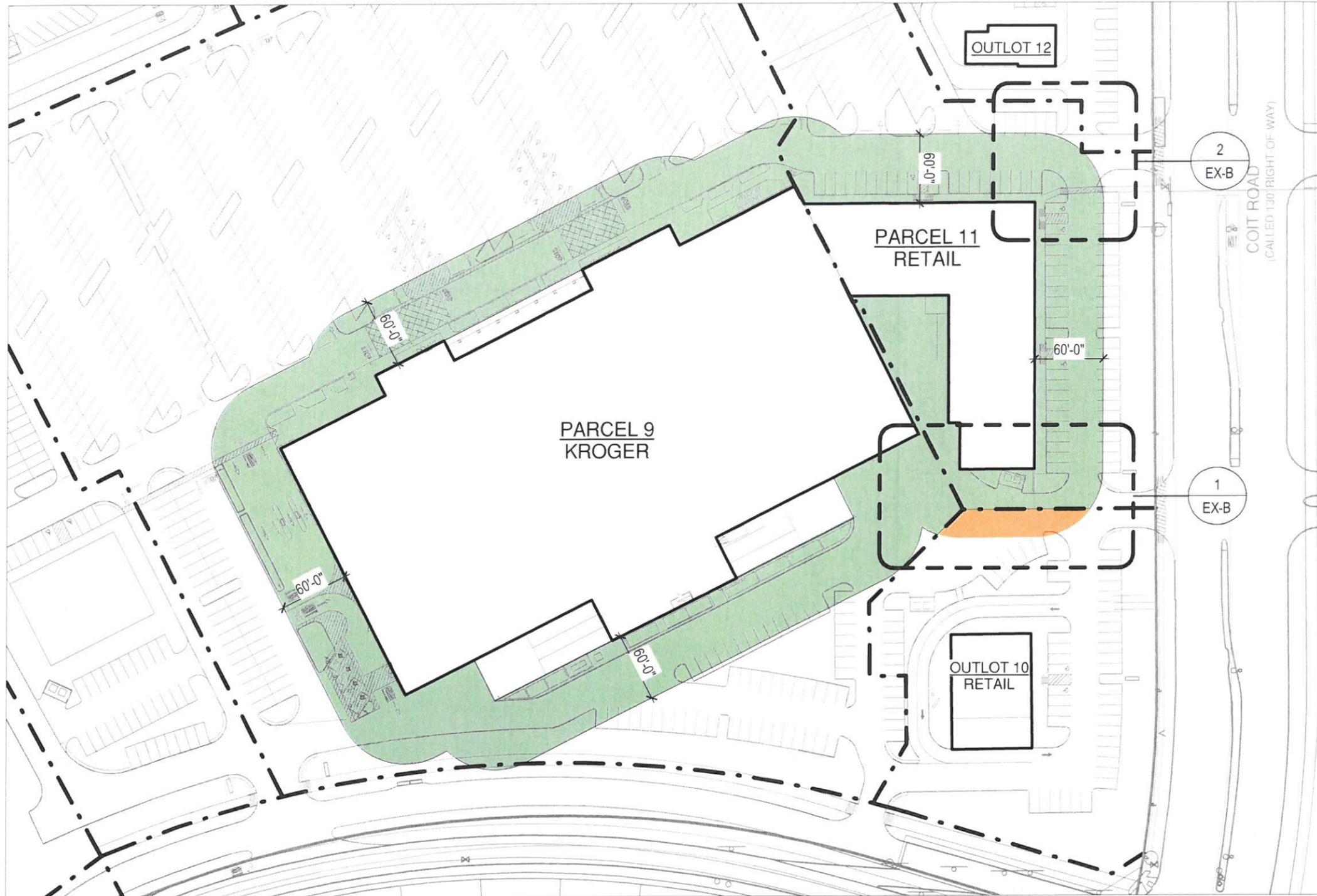
KROGER 698
UCD PLANO COIT ADDITION
LOTS 2-13, BLOCK A
PLANO, TX

NO.	DATE	REVISION	BY

SITE PLAN
 SP-15

DESIGN	HCV
DRAWN	HCV
CHECKED	MAM
DATE	12/1/2016

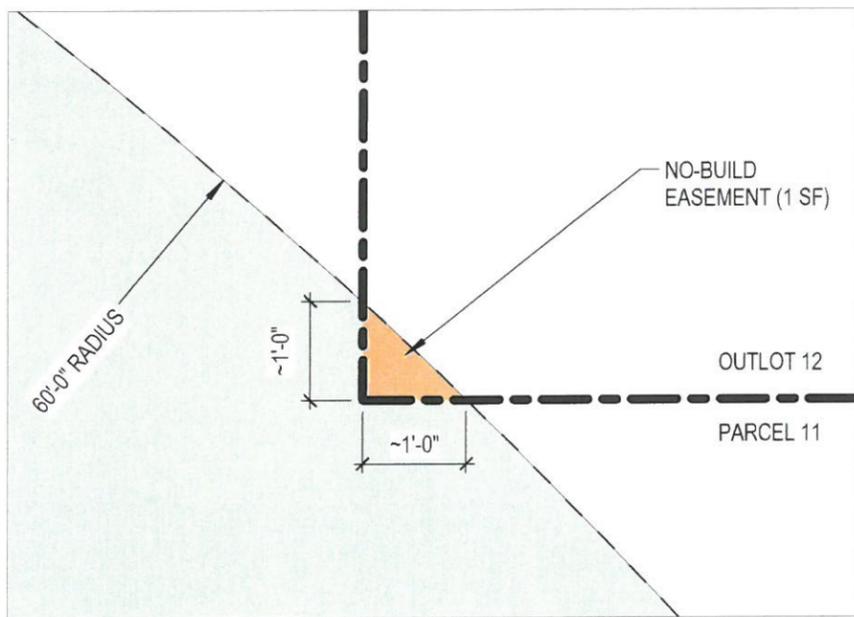
SHEET
SP-15



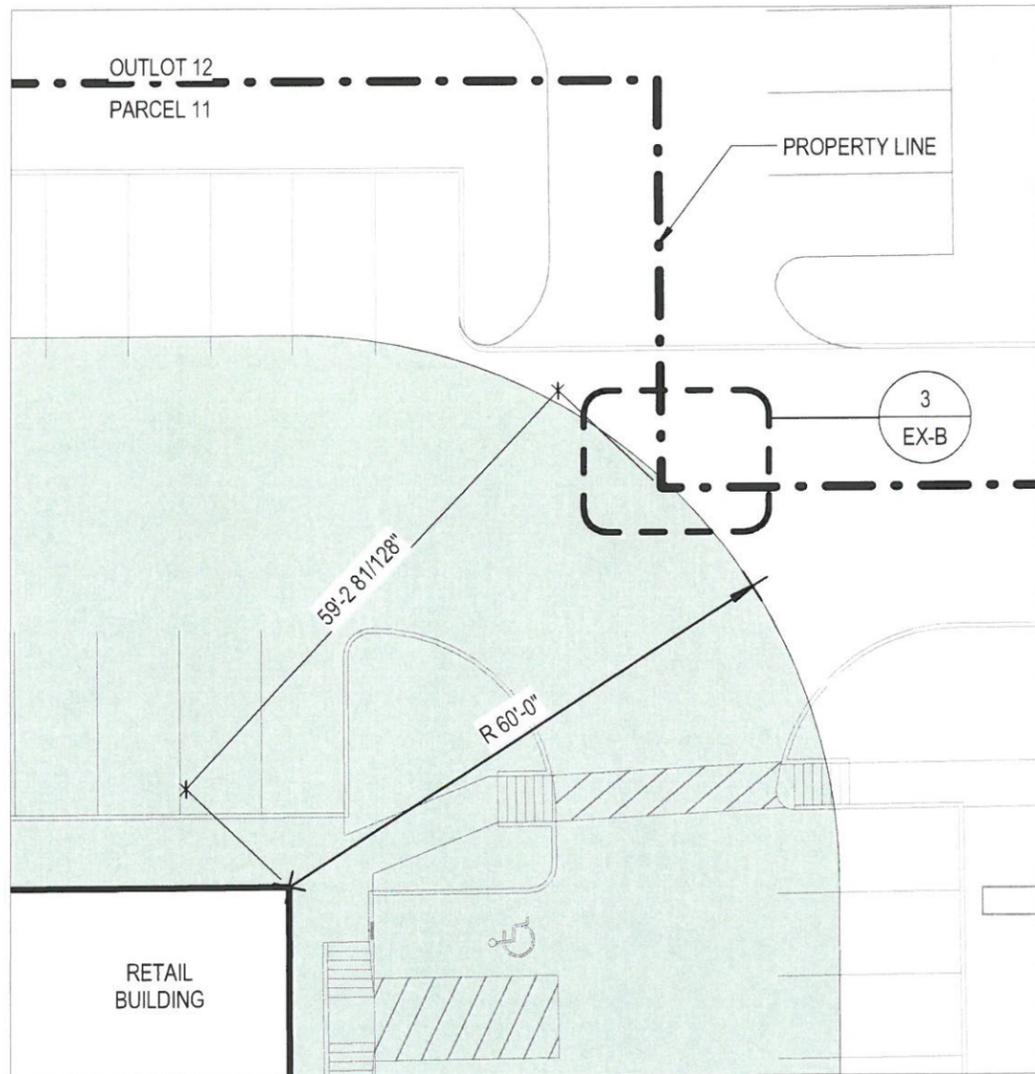
IBC 2015, 507.4,
 "...a single story Group M occupancy...is allowed to be unlimited in size as long as the building is fully sprinklered and is surrounded by a public way, or yards, of no less than 60'."



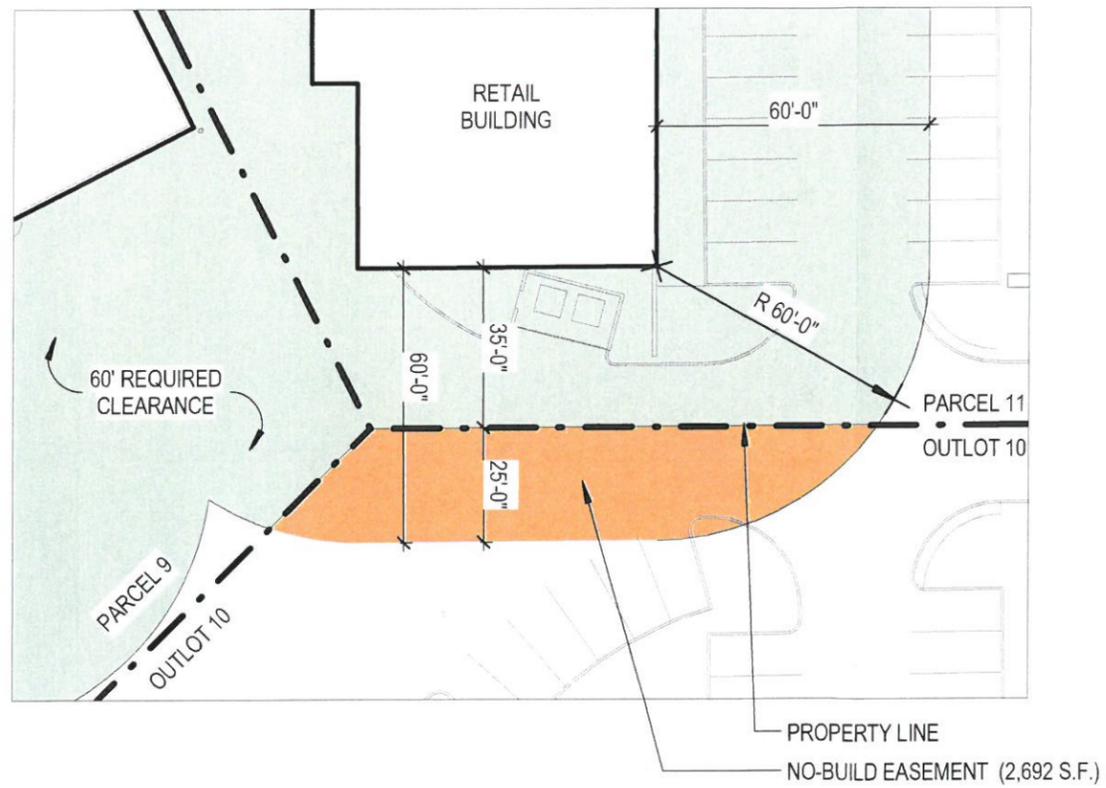
DATE 02/09/17	COMMISSION NO. 516387	PROJECT TITLE Kroger Store DAL698
	800.469.4949 www.cr-architects.com	SHEET TITLE Exhibit A
	CINCINNATI 600 Vine Street suite 2210 Cincinnati, OH 45202 DENVER 1810 Platte Street Denver, CO 80202 DALLAS 750 N. St. Paul St. Suite 450, Dallas, TX 75201 SEATTLE 506 Second Ave. Suite 2800 Seattle, WA 98104 MINNEAPOLIS 333 S. 7th St, Suite 290, Minneapolis MN 55402	REFERENCE SHEET NO.



③ SITE - No-Build 2 - Zoom
1/2" = 1'-0"



② No-Build Easement on Outlot 13
1" = 20'-0"



① No-Build Easement on Outlot 10
1" = 40'-0"



DATE 02/09/17	COMMISSION NO. 516387	PROJECT TITLE Kroger Store DAL698
	800.469.4949 www.cr-architects.com CINCINNATI 600 Vine Street suite 2210 Cincinnati, OH 45202 DENVER 1810 Platte Street Denver, CO 80202 DALLAS 750 N. St. Paul St. Suite 450, Dallas, TX 75201 SEATTLE 506 Second Ave. Suite 2800 Seattle, WA 98104 MINNEAPOLIS 333 S. 7th St, Suite 290, Minneapolis MN 55402	SHEET TITLE Exhibit B REFERENCE SHEET NO.
	SHEET NO. EX-B	