

May 2, 2017, Planning and Zoning Commission Meeting Minutes

Public Hearing/Zoning – Conduct a Public Hearing and consider a request to change the zoning of a 65.578± acre portion of land situated in the George Phillips Survey, Abstract No. 701; generally located north of Allen Commerce Parkway and east of Chelsea Boulevard from “AO” Agriculture Open Space to “PD” Planned Development No. 128 for a Data Center use, and adopt a Concept Plan, Building Elevations, and Development Regulations. (ZN-041817-003) [Cyrus One Data Center]

Ms. Madhuri Mohan, Senior Planner, presented the item to the Commission. She stated that the item is a Public Hearing and a PD zoning request for Cyrus One Data Center.

The property is currently zoned Agriculture Open Space AO. The property is generally located north of Allen Commerce Parkway and east of Chelsea Boulevard. The properties to the north (across Ridgeview Drive) are zoned Agriculture Open Space AO and Planned Development PD No. 24 Office O and Light Industrial LI. To the west, the property is zoned Agriculture Open Space AO, and further west (across Chelsea Boulevard), zoned Agriculture Open Space AO, Planned Development PD No. 92 Single-Family Residential R-7, and Planned Development PD No. 36 Industrial Technology IT. The property to the south (across Allen Commerce Parkway) is zoned Planned Development PD No. 102 Corridor Commercial CC. The properties to the east are zoned Community Facilities CF and Planned Development PD No. 124 Corridor Commercial CC.

The proposal is for the Cyrus One Data Center. The PD request will include a Concept Plan, Building Elevations, and Development Regulations.

Ms. Mohan explained that the first component is the Concept Plan. The Concept Plan shows the site at approximately 65.5± acres. The plan shows three separate data center buildings to be constructed in three phases. The building on phase one will be approximately 350,950 square feet, the building on phase two will be 619,100 square feet, and the building on phase three will be 412,800 square feet. All of the buildings and phases total to over a million square feet, including area for both the data center infrastructure use as well as office use. The buildings will vary between one and two stories. The equipment yards, including generators and chillers, are primarily on eastern side of the property and will be screened. Loading docks are also proposed for each of the buildings and will also be screened.

There are two points of access into the development, one on Chelsea Boulevard which is the main employee and guest entrance, and one on Allen Commerce Parkway, which is an exit only. Both access points will be gated. There is no minimum parking requirement for data center uses. For this development, roughly 492 parking spaces have been provided for all three buildings.

Tree mitigation will be required for this property and has been discussed between the applicant, Allen Economic Development Corporation (AEDC), and the Parks department. Tree mitigation will be in accordance with the specific regulations that are included in the development regulations.

The applicant is proposing to secure and screen the Data Center with a combination of screening. Perimeter fencing will consist of an eight-foot wrought-iron security fence. Twelve-foot precast concrete screening walls will screen all loading docks and twenty-foot precast concrete screening walls are proposed to screen the equipment yards. An eight-foot black vinyl chainlink fence will also enclose the equipment yards.

Ms. Mohan then presented the building elevations. She stated that the maximum height would be two stories and 56'. The building materials will be concrete panel, metal panel and glass.

Ms. Mohan stated that the last component is the development regulations, which were very similar to the previous data centers (Cisco Data Center, Compass Data Center, and DFW II Data Center). The development regulations are summarized as follows:

- Base Zoning District: CC
- Concept Plan: The Property shall be developed and used only in accordance with the Concept Plan.
- Building Elevations: The buildings on the Property shall be developed in general conformance (style and materials) as shown in the Building Elevations.
- Screening: Screening shall be constructed/installed on the Property in substantial conformance with the Concept Plan. Service yards, loading docks, and equipment yards shall be screened.
- Permitted Uses: The Property may be developed with uses permitted in the CC zoning district, for a Data center, and accessory uses to the Data Center.
- Minimum Yard Depth and Width: There are no minimum setbacks for fencing and guardhouses, but must comply with traffic safety and site distance requirements.
- Off-Street Parking and Loading: Parking and loading areas shall be constructed as shown on the Concept Plan.
- Landscaping: Landscaping shall comply with "CC" zoning district standards but may be modified to accommodate security requirements for the Data Center operations.
- Tree Mitigation: Trees must be mitigated through delivery of trees to the City's tree farm or through payment of the Tree Funds.
- Miscellaneous:
 - o Outdoor storage is permitted within the equipment yards.
 - o Lighting shall meet the ALDC standards, unless modifications are necessary for the security or operations of the Data Center use.
 - o Generators and emergency equipment is allowed for any emergency as needed to maintain operations of the Data Center.

Ms. Mohan stated that staff recommended approval and the request has been reviewed by the Technical Review Committee.

Commissioner Ogrizovich asked where the fuel storage for the generators are located.

Ms. Mohan responded that all of the equipment is in the equipment yard, but said she was not sure about the fuel storage.

Commissioner Ogrizovich continued asking if the fuel for the emergency back-up generators would be outside in the equipment yards.

Mr. Josh Goertz with Corgan Architects, 401 North Houston Street Dallas, TX, stated that the fuel location has not been finalized for buildings two and three, but will be located along the service road on the back side of the first building.

Commissioner Ogrizovich asked how big the tanks were expected to be.

Mr. Goertz responded that the size would vary. At the moment they are going to build 4.5 megawatts, which is about half the tank, so they would probably have about three or four tanks. He stated he did not know the actual capacities but the tanks would be underground.

Commissioner Ogrizovich stated this is a big facility.

Mr. Goertz agreed and stated that their main design will place all the tanks in the back side, away from the residential area.

Mr. Danny Cowser with Cyrus One spoke from the audience about the tanks.

Mr. Goertz corrected himself and said there are no tanks, and the belly tanks will be in the yards themselves.

Commissioner Ogrizovich asked what the capacity of one of these tanks would be and for how long the generator can run.

Mr. Danny Cowser with Cyrus One stated that each individual generator is 2.25 megawatts and sits on top of a belly tank. Each belly tank has 5,000 gallons. The generator can run for three days.

Commissioner Ogrizovich asked how many generators are going to be on site.

Mr. Cowser responded that the first building has eighteen megawatts, so there are a total of twenty-four generators, with each one having a 5,000-gallon tank. These tanks are not shared between each other or connected. One tank serves one generator.

Commissioner Ogrizovich asked if each one has to be filled and refilled individually.

Mr. Cowser answered yes.

Commissioner Ogrizovich stated that there must be certain safety requirements that are necessary. He asked if this is typically how much fuel is stored on site at all times.

Mr. Cowser answered yes. They could either go with individual belly tanks or with big tanks that are above or below ground. All their sites have the belly tanks because they are easier to fill and keep up with.

Mr. Bo Bass, Director of Community Development, stated that the Cisco Data Center across the street has both underground and above ground fuel storage in mass, not belly tanks like these generators.

Commissioner Ogrizovich asked if there are multiple electric providers and asked if that is the reason these data centers are located near each other.

Mr. Cowser responded that Oncor is the only provider. Some data centers will have multiple feeds from different substations by that same provider, but it is the same provider.

Mr. Bass stated that there are multiple substations as well.

Chairman Cocking stated that Oncor has two substations within two miles of this location which is why data centers love the area as electricity is already provided in the area. He then asked if there are safeguards for spillages in the equipment yard.

Mr. Bass responded that the Fire Marshal will vet the Engineering and Site Plans for all fire code related requirements. The containment and seepage issues will be thoroughly vetted.

Mr. Cowser stated they will have all the necessary gear required as well as overfill alarms. If there is an issue with leakage, they would get an overfill alarm.

Chairman Cocking asked about the 400 parking spaces and stated that most data centers do not have office space. He was curious what the office space would be used for over time.

Mr. Goertz stated that there is an increased desire to have client capacity on ground for various clients. Cyrus One has seen this increase, so they will be providing this office space not only for the potential tenants, but for Cyrus One.

Chairman Cocking asked if the office space will just be for Cyrus One or will they be subleasing space to other tenants.

Mr. Cowser responded that it will be just for them. These are considered colo data centers, so they are selling pieces of this data center to different clients. Over the years, these clients are demanding office space for people to be on site. They may require storage space to store some servers that could be used for the office space. At some of the data centers, clients may want to put in a DR site if they have an issue at their home office due to weather issues, for example. These areas will be strictly offices in case anybody needs to use them. The demand for office space has increased, especially in the colo environment.

Chairman Cocking opened the public hearing.

Chairman Cocking closed the public hearing.

Chairman Cocking said no letters or correspondence were received.

Motion: Upon a motion by 2nd Vice-Chair Platt, and a second by Commissioner Ogrizovich, the Commission voted 6 IN FAVOR, and 0 OPPOSED to recommend approval of the request to establish a Planned Development for a Data Center use and adopt a Concept Plan, Building Elevations, and Development Regulations for an approximately 65.578± acre portion of land; generally located north of Allen Commerce Parkway and east of Chelsea Boulevard, for Cyrus One Data Center.

The motion carried.