COMMISSIONERS PRESENT
John Muns, Chair
M. Nathan Barbera, 1st Vice Chair
Bob Gibbons, 2nd Vice Chair
Joyce Beach
Arthur Stone
Allan Samara
Rick Horne

COMMISSIONERS ABSENT
David Downs

STAFF PRESENT
Christina Day, Director of Planning
Michelle D’Andrea, Deputy City Attorney
Eric Hill, Senior Planning Manager
Craig Fisher, Senior Planner
Donna Falletta, Planner
April Castor, Senior Administrative Assistant

Chair Muns convened the Commission into the Preliminary Open Meeting on Monday, January 6, 2020, at 6:30 p.m. in Training Room A of the Plano Municipal Center, 1520 K Avenue. A quorum was present.

Questions were asked and discussion was held on the agenda for the January 6, 2020, Commission meeting. One zoning case will be presented.

Questions were asked and discussion was held on the agenda for the January 21, 2020, Commission meeting. No zoning cases will be presented.

Director of Planning, Day, presented an update of relevant items from City Council to the Commission.

No discussion was held on items for Future Preliminary Open Meeting agendas.

There being no further discussion, Chair Muns adjourned the Preliminary Open Meeting at 6:33 p.m.

Chair Muns convened the Regular Session to order at 7:00 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue. A quorum was present. Chair Muns led the Commission in the Pledge of Allegiance.
COMMENTS OF PUBLIC INTEREST

There were no comments of public interest.

CONSENT AGENDA

Upon a motion made by First Vice Chair Barbera and seconded by Commissioner Horne, the Commission voted 7-0 to approve all items on the Consent Agenda as follows:

Approval of Minutes for December 16, 2019 (Consent Agenda Item “a”).

Project #RSP2019-038 for a Revised Site Plan for EHI-EP Addition, Block A, Lot 1R for a used vehicle dealer on one lot on 5.6 acres located on the south side of Plano Parkway, 450 feet east of Fulgham Road. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Applicant: Pingree 2000 Real Estate Holdings, LLC (Consent Agenda Item “b”).

Project #RSP2019-070 for a Revised Site Plan for Safeway Addition No. 1, Block 1, Lot 2R for a professional/general administrative office and commercial antenna support structure on one lot on 2.1 acres located on the east side of Jupiter Road, 230 feet south of Park Boulevard. Zoned Retail with Specific Use Permit No. 579 for 80-foot Antenna Support Structure. Applicant: Plano ISD (Consent Agenda Item “c”).

Project #PSP2019-031 for a Preliminary Site Plan for Village at 121 Addition, Block 1, Lot 1R for restaurant, retail, and professional/general administrative office on one lot on 24.9 acres located at the southwest corner of State Highway 121 and Preston Road. Zoned Commercial Employment and located within the State Highway 121 and the Preston Road Overlay Districts. Applicant: 121 Village, Ltd. (Consent Agenda Item “d”).

Project #RPSP2019-008 for a Revised Preliminary Site Plan for Ruisseau Village Phase 2, Block 1, Lots 2R & 3 for a hotel and vehicle parking lot on two lots on 4.2 acres located at the southeast corner of Premier Drive and Ruisseau Drive. Zoned Corridor Commercial. Applicant: JAI Shree Ram Corporation (Consent Agenda Item “e”).

END OF CONSENT

PUBLIC HEARING

Public Hearing: Zoning Case 2019-021

Project #ZC2019-021. This is a request for a Specific Use Permit for Arcade on 2.5 acres located at the northeast corner of U.S. Highway 75 and Central Parkway. Zoned Corridor Commercial. Applicant: James R. Lackey (Public Hearing Agenda Item “1”). Staff recommended approval as submitted.
Chair Muns opened the public hearing. Applicant Representative, Neil Hupfauer of Corky’s Gaming Bistro, spoke in support of the item and was available to answer questions from the Commission. Citizen, Steve Madrigel, spoke briefly in opposition to the item. No one else appeared to speak. Chair Muns closed the public hearing.

Upon a motion made by First Vice Chair Barbera and seconded by Second Vice Chair Gibbons, the Commission voted 7-0 to approve the item as submitted.

Public Hearing - Replat & Site Plan: 1301 Addition, Block A, Lot 1

Projects #R2019-069 and #SP2019-050. This is a religious facility on one lot on 2.5 acres located on the north side of Plano Parkway, 435 feet west of N Avenue. Zoned Light Industrial-1 and located within the 190 Tollway/Plano Parkway Overlay District. Applicant: Richardson Vietnamese Baptist Church, Inc. (Public Hearing Agenda Item “2”). Staff recommended approval as submitted.

Chair Muns opened the public hearing. No one appeared to speak. Chair Muns closed the public hearing.

Upon a motion made by Commissioner Horne and seconded by Commissioner Beach, the Commission voted 7-0 to approve the item as submitted.

Public Hearing - Replat: Shawnee Park, Block A, Lot 1R

Project #R2019-070. This is a park/playground on one lot on 43.8 acres located on the north side of Parker Road, 1,177 feet west of Jupiter Road. Zoned Single-Family Residence-7 and Agricultural. Applicant: City of Plano (Public Hearing Agenda Item “3”). Staff recommended approval as submitted.

Chair Muns opened the public hearing. Citizen, Cameron Seddighzedor, spoke briefly in opposition to the item. No one else appeared to speak. Chair Muns closed the public hearing.

Upon a motion made by Commissioner Beach and seconded by Second Vice Chair Gibbons, the Commission voted 7-0 to approve the item as submitted.

Public Hearing - Replat: Jeda Addition, Block A, Lot 1R

Project #R2019-071. This is a research and development center on one lot on 23.5 acres located on the east side of K Avenue, 785 feet north of Pecan Lane. Zoned Planned Development-75-Retail/General Office. Applicant: FN 6900 K Avenue, LLC (Public Hearing Agenda Item “4”). Staff recommended approval as submitted.

Chair Muns opened the public hearing. No one appeared to speak. Chair Muns closed the public hearing.
Upon a motion made by Commissioner Stone and seconded by Commissioner Samara, the Commission voted 7-0 to approve the item as submitted.

**Public Hearing - Replat: Legacy-Ohio Montessori Addition, Block 1, Lot 1R**

**Project #R2019-072.** This is a day care center and private school on one lot on 7.5 acres located at the southeast corner of Ohio Drive and Legacy Drive. Zoned Single-Family Residence-7 with Specific Use Permits No. 550 for Day Care Center and No. 551 for Private School. **Applicant: Montessori New Beginnings Academy, Inc.** (Public Hearing Agenda Item “5”). Staff recommended approval as submitted.

Chair Muns opened the public hearing. No one appeared to speak. Chair Muns closed the public hearing.

Upon a motion made by Second Vice Chair Gibbons and seconded by Commissioner Stone, the Commission voted 7-0 to approve the item as submitted.

**Public Hearing - Replat: Los Rios Plaza, Block 1, Lots 1R, 2R & 3R**

**Project #R2019-073.** This is a shopping center on three lots on 7.5 acres located at the northwest corner of Park Boulevard and Los Rios Boulevard. Zoned Retail with Specific Use Permit No. 254 for Private Club. **Applicant: LTD Separate Trust & Ferguson Glen, LLC** (Public Hearing Agenda Item “6”). Staff recommended approval as submitted.

Chair Muns opened the public hearing. No one appeared to speak. Chair Muns closed the public hearing.

Upon a motion made by Commissioner Horne and seconded by Commissioner Samara, the Commission voted 7-0 to approve the item as submitted.

**END OF PUBLIC HEARING**

**NON-PUBLIC HEARING**

**Final Plat: 14th Street Business Park, Block A, Lots 1 & 2**

**Project #FP2019-037.** This is light-intensity manufacturing and office-showroom/warehouse on two lots on 22.9 acres located on the south side of 14th Street, 243 feet west of Los Rios Boulevard. Zoned Research/Technology Center. **Applicant: CORE5 Business Center at Plano, LLC** (Public Hearing Agenda Item “7”). Staff recommended that the Planning & Zoning Commission grant the applicant’s request for the 30-day extension of the final plat review period.

Chair Muns opened the public hearing. No one appeared to speak. Chair Muns closed the public hearing.
Upon a motion made by Commissioner Stone and seconded by Commissioner Samara, the Commission voted 7-0 to grant the applicant’s request for the 30-day extension of the final plat review period.

**Request to Call a Public Hearing: Planned Development-429-Neighborhood Office**

**Project #CPH2019-005.** This is a request to call a public hearing to amend and expand Planned Development-429-Neighborhood Office located on the west side of Coit Road, 850 feet south of Legacy Drive. **Applicant: Preston Meadow Lutheran Church and Collin County Association of Realtors** (Public Hearing Agenda Item “8”). Staff recommended that the Planning & Zoning Commission call a public hearing for this purpose.

Chair Muns opened the public hearing. Applicant, Doug Powell of McAdams Company, spoke briefly in support of the item and was available to answer questions from the Commission. No one else appeared to speak. Chair Muns closed the public hearing.

Upon a motion made by First Vice Chair Barbera and seconded by Commissioner Samara, the Commission voted 7-0 to call a public hearing for this purpose.

**Items for Future Discussion**

The Planning & Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting (Non-Public Hearing Agenda Item “9”).

No items were discussed.

**END OF NON-PUBLIC HEARING**

With no further business, Chair Muns adjourned the meeting at 7:28 p.m.

John Muns, Chair