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

STAFF PRESENT
Christina Day, Director of Planning
Michelle D’Andrea, Deputy City Attorney
Eric Hill, Senior Planning Manager
Brian Shewski, Transportation Engineering Manager
Mike Bell, Comprehensive Planning Manager
Craig Fisher, Senior Planner
Meredith Herbst, Planner
April Castor, Senior Administrative Assistant

Chair Muns convened the Commission into the Preliminary Open Meeting on Monday, January 21, 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 21, 2020, Commission meeting. No zoning cases will be presented.

Questions were asked and discussion was held on the agenda for the February 3, 2020, Commission meeting. Two zoning cases will be presented.

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

Planner, Herbst, presented the procedure process for street names. Some discussion was held.

Director of Planning, Day, also led the discussion on Zoning Case Review. Some discussion was held.

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 6:47 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 Second Vice Chair Gibbons, the Commission voted 8-0 to approve all items on the Consent Agenda as follows:

Approval of Minutes for January 6, 2020 (Consent Agenda Item “a”).

Project #FP2018-028 for a Final Plat for Swaminarayan Gurukul Addition, Block A, Lot 1 for a religious facility on one lot on 28.2 acres located on the west side of Park Vista Road, 1,500 feet south of 14th Street. Zoned Agricultural. Applicant: Swaminarayan Gurukul - USA (Consent Agenda Item “b”).

Project #FP2019-037 for a Final Plat for 14th Street Business Park, Block A, Lots 1 & 2 for 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 (Consent Agenda Item “c”).

Project #RSP2019-073 for a Revised Site Plan for Jupiter Tech Addition, Block A, Lot 3R for a health/fitness center on one lot on 2.4 acres located on the north side of Summit Avenue, 230 feet east of Jupiter Road. Zoned Light Industrial-1. Applicant: Madsports, LLC (Consent Agenda Item “d”).

Project #RSP2019-074 for a Revised Site Plan for Robinson Addition, Block 1, Lot 2R for a public school on one lot on 10.2 acres located on the west side of Preston Meadow Drive, 625 feet south of Legacy Drive. Zoned Single-Family Residence-7. Applicant: Plano ISD (Consent Agenda Item “e”).

Project #PSP2019-034 for a Preliminary Site Plan for Parkwood Commons Addition, Block A, Lot 3 for a medical office and professional/general administrative office on one lot on 2.8 acres located at the southeast corner of State Highway 121 and Granite Parkway. Zoned Central Business-1 and Commercial Employment and located within the State Highway 121 Overlay District and Dallas North Tollway Overlay District. Applicant: GMD, LLC (Consent Agenda Item “f”).
Project #RPSP2019-007 for a Revised Preliminary Site Plan for Legacy Town Center North No. 2, Block A, Lot 3 for a hotel on one lot on 1.6 acres located at the northeast corner of the Dallas North Tollway and Headquarters Drive. Zoned Planned Development-65-Central Business-1 and located within the Dallas North Tollway Overlay District. **Applicant: Supreme Bright Plano, LLC** (Consent Agenda Item “g”).

END OF CONSENT

NON-PUBLIC HEARING

**Preliminary Plat: Acres of Sunshine, Block A, Lot 3**

**Project #PP2019-023.** This is a medical office on one lot on 2.0 acres located on the west side of the Dallas North Tollway, 635 feet north of Windhaven Parkway. Zoned Regional Employment and located within the Dallas North Tollway Overlay District. **Applicant: Huffman** (Non-Public Hearing Agenda Item “1”). Staff recommended that the Planning & Zoning Commission grant the applicant’s request for the 30-day extension of the preliminary 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 Horne and seconded by Commissioner Stone, the Commission voted 8-0 to grant the applicant’s request for the 30-day extension of the preliminary plat review period.

**Discussion: Comprehensive Plan Review**

This is a discussion regarding the Comprehensive Plan Review process. (Non-Public Hearing Agenda Item “2”).

Chair Muns opened the public hearing. Consultant for the City of Plano, Dan Sefko of Freese and Nichols, presented the Comprehensive Plan Review process to the Commission. No one else appeared to speak. Chair Muns closed the public hearing.

No action is required.

**Discussion: Street Access**

This is a discussion regarding the City of Plano requirements for street access. (Non-Public Hearing Agenda Item “3”).
Chair Muns opened the public hearing. Transport Engineering Manager, Brian Shewski, provided the Commission with the requirements for the City of Plano’s street access. No one else appeared to speak. Chair Muns closed the public hearing.

No action is required.

Discussion & Direction: Neighborhood Conservation Districts

This is a request for discussion and direction regarding potential amendments to Article 11 (Overlay Districts) and related sections of the Zoning Ordinance pertaining to Neighborhood Conservation Districts. (Non-Public Hearing Agenda Item “4”). Staff recommended that the Planning & Zoning Commission call a public hearing for this purpose.

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

Upon a motion made by Commissioner Downs and seconded by Commissioner Stone, the Commission voted 8-0 to call the public hearing as submitted by staff.

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 “5”).

No items were discussed.

END OF NON-PUBLIC HEARING

With no further business, Chair Muns adjourned the meeting at 8:10 p.m.

John Muns, Chair