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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 18, 2022
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
KJ Clark	City of Celina	Commissioner	Absent	
Ben Hangartner	City of Celina	Chair	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Shelby Barley	City of Celina	Vice Chair	Absent	
Jace Ousley	City of Celina	Commissioner	Present	
Eric Becker	City of Celina	Commissioner	Present	
Bryan Poché	City of Celina	Commissioner	Present	
Dusty McAfee AICP	City of Celina	Executive Director of Development Services	Present	
Bella Lopez	City of Celina	Senior Planner	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	
Kari White	City of Celina	Senior Planner	Present	

Chair Hangartner called the meeting to order at 5:31 p.m., established a quorum, and led those present in a salute to the American and Texas Flags.

II. WORKSESSION:

A. Presentation of Planning Excellence Award:

Dusty McAfee, Executive Director of Development Services, presented the 2021 Certificate of Achievement granted to the City of Celina by the Texas Chapter of the American Planning Association for the Richard R. Lillie, FAICP Planning Excellence Program. Celina was one of 34 Texas cities to be recognized in 2021.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the December 16, 2021, Planning & Zoning Commission meeting.

- B. Consider and act upon a Final Plat for future O'Brien Drive right-of-way, being an approximately 9.4 acre tract of land; generally located east of future Dallas North Tollway and approximately 3,025 feet north of future J. Fred Smith Parkway. (O'Brien Drive (Legacy Hills) - Final Plat)**

- C. Consider and act upon a Final Plat for future Legacy Drive right-of-way, being an approximately 5.7 acre tract of land; generally located north of future J. Fred Smith Parkway and approximately 3,550 feet west of FM 455. (Legacy Drive (Legacy Hills) - Final Plat)
- D. Consider and act upon a Final Plat for future J Fred Smith Parkway right-of-way, being an approximately 7.8 acre tract of land; generally located east of future Dallas North Tollway and approximately 3,675 feet south of O'Brien Drive. (J Fred Smith Parkway (Legacy Hills) - Final Plat)
- E. Consider and act upon a Final Plat for Punk Carter Parkway right-of-way extension, being an approximately 2.5 acre tract of land; generally located west of Light Farms Way and approximately 2,350 feet south of the Collin County Outer Loop. (Light Farms Punk Carter Parkway Extension – Final Plat)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bryan Poché, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Bain, Ousley, Becker, Poché
ABSENT:	Clark, Barley

IV.

PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to rezone approximately 21 acres to Commercial, Office, & Retail District (C), generally located east of Preston Road and approximately 800 feet north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Kim Tract - Rezoning)

Kari White, Senior Planner, presented the staff report.

Chair Hangartner opened the public hearing.

Scott Shipp, representative of adjacent property owner Blue Star Land, L.P., 8000 Warren Parkway, Frisco, Texas, 75034, expressed concerns about the median breaks shown on the concept plan as they conflict with the median openings Blue Star Land, L.P. is working on with the City for their property.

David Bond, representative of applicant Spiars Engineering, 765 Custer Road, Suite 100, Plano, Texas, 75075, stated that he was available to answer any questions.

No one else came forward to speak and the public hearing was closed.

The commissioners discussed the item.

Commissioner Ousley motioned to approve the item as proposed.

Commissioner Poché seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jace Ousley, Commissioner
SECONDER:	Bryan Poché, Commissioner
AYES:	Hangartner, Bain, Ousley, Becker, Poché
ABSENT:	Clark, Barley

- B. Conduct a public hearing to consider and act upon a request to zone approximately 100 acres to a Planned Development (PD) with a base zoning of Single-Family Residential Estate District (SF-E), generally located at the southeast corner of future Stallcup Boulevard and future Coit Road, within the Extraterritorial Jurisdiction (ETJ). (Estates at Bonito Lake – Zoning)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Hangartner opened the public hearing.

David Kalhoefer, representative of applicant Peloton Land Solutions, 11000 Frisco Street, Suite 400, Frisco, Texas, 75033, stated that he was available to answer any questions.

No one else came forward to speak and the public hearing was closed.

The commissioners discussed the item.

Commissioner Bain motioned to approve the item as proposed.

Commissioner Becker seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shawn Bain, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Bain, Ousley, Becker, Poché
ABSENT:	Clark, Barley

- C. Conduct a public hearing to consider and act upon a Development Agreement on approximately 1,100 acres of land; generally located at the southwest corner of Preston Road and Marilee Road, within the Extraterritorial Jurisdiction (ETJ). (Rasor Ranch – Development Agreement)

Mr. McAfee presented the staff report.

Chair Hangartner opened the public hearing.

Brent Murphree, representative of applicant Kimley-Horn, 400 North Oklahoma Drive, Suite 105, Celina, Texas, 75009, stated that he was available to answer any questions.

Robert Massarella, 4028 Preston Lakes Circle, Celina, Texas, 75009, representative of the North Preston Lakes Homeowners' Association, expressed concerns about the density of the proposed development, especially along the southern border adjacent to North Preston Lakes Estates, and asked if there were any opportunities to meet with the developers.

Greg Lassere, 4065 Preston Lakes Circle, Celina, Texas, 75009, suggested larger lots adjacent to the North Preston Lakes neighborhood, as was done with previous Development Agreements in the area, and asked the Commission to consider solutions for the increase in traffic that would come with a new development in this area.

Kelly Osburn, 3501 Mallard Lane, Celina, Texas, 75009, asked who initiated the annexation, how the agreement was negotiated without a more concrete concept plan, and suggested that the Commission consider a buffer adjacent to the North Preston Lakes Estates neighborhood.

Mr. McAfee explained 2017 state law changes that affect such annexation and zoning requests, how cities must negotiate land into city limits, and how an agreement prevents an out-of-city Municipal Utility District which could result in low-quality development with strain on City services and school district operations.

No one else came forward to speak and the public hearing was closed.

The commissioners discussed the item.

Commissioner Ousley motioned to approve the item as proposed.

Commissioner Bain seconded the item.

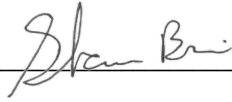
The motion was approved 4 to 0, with Commissioner Poché abstaining.

RESULT:	APPROVED [4 TO 0]
MOVER:	Jace Ousley, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Bain, Ousley, Becker
ABSTAIN:	Poché
ABSENT:	Clark, Barley

V. **ADJOURNMENT:**

Chair Hangartner adjourned the meeting at 6:24 p.m.

Chair



Ex Officio



Date

2/15/2024