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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, FEBRUARY 15, 2022
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
KJ Clark	City of Celina	Commissioner	Present	
Ben Hangartner	City of Celina	Chair	Absent	
Shawn Bain	City of Celina	Commissioner	Present	
Shelby Barley	City of Celina	Vice Chair	Present	
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	
Madhuri Mohan AICP	City of Celina	Planning Director	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	
Kari White	City of Celina	Senior Planner	Present	

Vice-Chair Barley called the meeting to order at 5:30 p.m., established a quorum, and led those present in a salute to the American and Texas flags.

II. WORKSESSION:

The Planning & Zoning Commission held a Worksession to discuss future agenda items, update on Council actions, training topics, and request for business consideration.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the January 18, 2022, Planning & Zoning Commission meeting.

- B. Consider and act upon a Final Plat for North Square at Uptown, being approximately 14 acres; generally located west of Louisiana Drive and approximately 250 feet north of Poplar Street. (North Square at Uptown – Final Plat)

- C. Consider and act upon a Replat for the Sage Retail Addition, being approximately 8 acres, generally located at the northeast corner of Worthington Way and Frontier Parkway. (Pet Suites – Replat)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- G. Conduct a public hearing to consider and act upon a Development Agreement on approximately 45 acres, generally located east of F.M. 1385 and approximately 1,260 feet north of Parvin Road, within the Extraterritorial Jurisdiction (ETJ). (Hong Tract – Development Agreement)

Vice-Chair Barley moved Item G ahead of Item A and stated that the item had been withdrawn by the applicant. Vice-Chair Barley opened the public hearing.

Mr. McAfee noted the applicant's withdrawal of the request and explained the pre-annexation status of the property.

Marcia Dunn, 5932 Priory Drive, Prosper, Texas, 75078, asked for clarification regarding the pre-annexation agreement and expressed concerns about increased traffic if so many residential units are added to the area.

Dusty McAfee, Executive Director of Development Services, provided additional details regarding the pre-annexation agreement and its implications on future development.

Eric Overton, 6001 Hightower Street, Prosper, Texas, 75078, expressed concerns about existing infrastructure and the lack of fire stations in the area resulting in a slow response time.

Jen Conyers, 6226 Painswick Drive, Aubrey, Texas, 76227, expressed concerns about the additional burden on existing infrastructure, especially considering the other multi-family project that was recently approved in the area.

Phil Romero, 6217 Kent Lane, Aubrey, Texas, 76227, asked about the City of Aubrey's future plans for the area, and asked how traffic studies were conducted.

Mr. McAfee explained that the Texas Department of Transportation (TxDOT) controls FM 1385 and its improvements, that a future fire station is planned for the Sutton Fields neighborhood, and that, per state law, infrastructure improvements are generally development-driven.

A member of the audience asked if the neighborhood could do anything to expedite improvements to FM 1385, such as petitioning TxDOT.

Mr. McAfee explained that TxDOT is aware of the traffic issues on FM 1385.

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

No action was taken.

RESULT:	NO ACTION
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- A. Conduct a public hearing to consider and act upon a request to zone approximately 10 acres to a Planned Development (PD) with a base zoning of Commercial, Office, & Retail District (C) and Agricultural District (AG), generally located south of Sunset Boulevard and approximately 1,950 feet east of KC Robinson Lane, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Shades of Green - Zoning)

Madhuri Mohan, Planning Director, presented the staff report.

Vice-Chair Barley opened the public hearing.

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

The commissioners discussed the item.

Commissioner Poché motioned to approve the item as proposed.

Commissioner Ousley seconded the item.

All were in favor, and the item was approved.

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

- B. Conduct a public hearing to consider and act upon a request to rezone approximately 2 acres to a Planned Development (PD) with a base zoning of Industrial District (I), generally located east of Louisiana Drive and 1,570 feet south of future J. Fred Smith Parkway, within the City Limits. (881 N. Louisiana – Rezoning)

Jonathan Pollard, Senior Planner, presented the staff report.
Vice-Chair Barley opened the public hearing.
No one came forward to speak and the public hearing was closed.
The commissioners discussed the item.
Commissioner Becker motioned to approve the item as proposed.
Commissioner Ousley seconded the item.
All were in favor, and the item was approved.

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

- C. Conduct a public hearing to consider and act upon a request to rezone approximately 12.1 acres to Dallas North Tollway Overlay District (DNTO), generally located at the northeast corner of the future Dallas North Tollway and Collin County Outer Loop, within the City Limits. (12 Acres on DNT – Rezoning)

Kari White, Senior Planner, presented the staff report.
Vice-Chair Barley opened the public hearing.
No one came forward to speak and the public hearing was closed.
The commissioners discussed the item.
Commissioner Poché 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:	Bryan Poché, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Clark, Bain, Barley, Ousley, Becker, Poché
ABSENT:	Hangartner

- D. Conduct a public hearing to consider and act upon a request to zone approximately 226 acres to a Planned Development (PD) with a base zoning of Single-Family Residential Detached District (SF-R), generally located west of Louisiana Drive and approximately 1,600 feet north of future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (North Sky (Chan Moore) - PD Zoning)

Ms. Mohan presented the staff report.
Vice-Chair Barley opened the public hearing.
Dale Bainum, 3541 Heritage Trail, Celina, TX 75009, asked who is responsible for future trails.

Mr. McAfee explained that trails are required and will be accounted for at the time of permitting.
Ryan Kelley, 3501 North Preston Lakes Drive, Celina, Texas, 75009, asked about the lot sizes planned for the future development.
Ms. Mohan provided the proposed lot sizes.
No one else came forward to speak and the public hearing was closed.
Commissioner Becker motioned to approve the item as proposed.
Commissioner Clark seconded the item.
All were in favor, and the item was approved.

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

- E. Conduct a public hearing to consider and act upon a request to zone approximately 224 acres to Agricultural District (AG), generally located west of future Peterman Parkway, north of future Sunset Boulevard, east of future Legacy Drive, and south of future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (North Sky (Chan Moore) - Remainder Zoning)

Ms. Mohan presented the staff report.
Vice-Chair Barley opened the public hearing.
Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked how properties included in annexations are chosen.
Mr. McAfee explained staff's methodology for prioritizing properties for annexation.
No one else came forward to speak and the public hearing was closed.
Commissioner Becker motioned to approve the item as proposed.
Commissioner Bain seconded the item.
The motion was approved 5 to 1, with Commissioner Ousley being the dissenting vote.

RESULT:	APPROVED [5 TO 1]
MOVER:	Eric Becker, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Clark, Bain, Barley, Becker, Poché
NAYS:	Ousley
ABSENT:	Hangartner

- F. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 71 acres, generally located at the northwest corner of future Celina Parkway and future J. Fred Smith Parkway, within the City Limits. (KDD Ranch - Development Agreement)

Ms. White presented the staff report.
Vice-Chair Barley opened the public hearing.
Rob Daake, applicant, 5004 Falcon Hollow Road, McKinney, Texas, 75072, explained how the realignment of future J. Fred Smith Parkway in the City's Master Thoroughfare Plan affected his client's plans for the subject property, and stated that he was available to answer any questions.
Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked about the specific plans for the property since the final breakdown of uses was unclear.
Mr. McAfee explained that the site will be mixed-use and that the flexibility in the uses is intentional.
No one else came forward to speak and the public hearing was closed.
Commissioner Clark motioned to approve the item as proposed.
Commissioner Ousley seconded the item.
All were in favor, and the item was approved.

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

H. Conduct a public hearing to consider and act upon a Development Agreement on approximately 427 acres, generally located at the northwest corner of Preston Road and future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Hubbard Tract – Development Agreement)

Mr. Pollard presented the staff report.

Vice-Chair Barley opened the public hearing.

Steve Robinson, Hubbard Trust trustee, 10401 County Road 58, Celina, Texas, 75009, explained how the Hubbard Trust benefits Celina Independent School District (CISD).

Jim Knight of KFM Engineering & Design, applicant, 3501 Olympus Boulevard, Suite 100, Coppell, Texas, 75019, reiterated that the net proceeds of the development will go to CISD and provided an overview of the project.

Robert Massarella, 4028 Preston Lakes Circle, Celina, Texas, 75009, president of the North Preston Lakes Estates Homeowners' Association, presented a letter from the neighborhood expressing concerns about the increased traffic and burden on infrastructure that the proposed development would generate.

Ryan Kelley, 3401 North Preston Lakes Drive, Celina, Texas, 75009, stated that he was not against the development, but he did express concerns about increased traffic congestion and suggested a roundabout for better mobility.

Mr. Knight addressed the Commission regarding the planned expansion of Louisiana Drive and provided updates on ongoing Legacy Hills infrastructure projects, noting that these improvements will benefit the proposed development and surrounding community.

Mr. McAfee addressed the Commission noting that the City's Thoroughfare Plan accounts for the increased traffic demand.

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

Commissioner Bain motioned to approve the item as proposed.

Commissioner Ousley seconded the item.

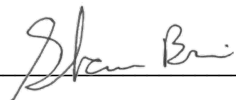
The motion was approved 5 to 1, with Commissioner Clark being the dissenting vote.

RESULT:	APPROVED [5 TO 1]
MOVER:	Shawn Bain, Commissioner
SECONDER:	Jace Ousley, Commissioner
AYES:	Bain, Barley, Ousley, Becker, Poché
NAYS:	Clark
ABSENT:	Hangartner

V. ADJOURNMENT:

Vice-Chair Barley adjourned the meeting at 7:11 p.m.

Chair



Ex Officio



2/15/2024

Date