



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, APRIL 19, 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	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Shelby Barley	City of Celina	Vice Chair	Present	
Jace Ousley	City of Celina	Commissioner	Absent	
Eric Becker	City of Celina	Commissioner	Present	
Bryan Poché	City of Celina	Commissioner	Present	
Wendie Wigginton	City of Celina	City Council Liaison	Present	
Dusty McAfee AICP	City of Celina	Executive Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Director	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	
Kim Brawner	City of Celina	Assistant City Manager	Present	

Chair Hangartner 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 March 24, 2022, Planning & Zoning Commission meeting.

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to amend approximately 26 acres of a Planned Development (PD-80) with Multi-Family, Horizontal District (MF-0) and Multi-Family, Urban Living District (MF-3) base zoning, generally located approximately 520 feet west of future Dallas North Tollway and approximately 900 feet north of Frontier Parkway, within the City Limits. (Cottages of Celina (Mosey Tract) – Rezoning)

Madhuri Mohan, Planning Director, presented the staff report.

Chair Hangartner opened the public hearing.

Seth Carpenter, 400 South Record Street, Suite 1200, Dallas, Texas, 75202, applicant, presented the item and stated that he was available to answer any questions.

Ryan Tubbs, 3153 Turkey Creek Trail, Celina, Texas, 75078, addressed the Commission on behalf of the Creeks of Legacy Homeowners' Association and expressed his support for the proposed Multi-Family, Horizontal (MF-0) use.

Donald Tucker, 4330 Cibolo Creek Trail, Celina, Texas, 75078, asked for clarification on the public hearing process and inquired if there would be an opportunity to provide feedback on the ultimate design of the project during the permitting process.

No one else 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 Clark seconded the item.

All were in favor, and the item was approved.

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

- B. Conduct a public hearing to consider and act upon a request to rezone approximately 4 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning with the additional permitted uses of Mini-Warehouse/Self-Storage and RV/Boat Storage, generally located at the northeast corner of Old Log Trail and the Collin County Outer Loop, within the City Limits. (Old Log Trail Self-Storage – Rezoning)

Kari White, Senior Planner, presented the staff report.

Chair Hangartner opened the public hearing.

Christian Alvarado, applicant, 1701 Nueces, Austin, Texas, 78701, presented the item and stated that he was available to answer any questions.

Rex Glendenning, 13269 FM 428, Celina, Texas, 75009, indicated that, after speaking with the developer about the proposed design of the covered parking, he is no longer opposed to the Boat/RV Storage use.

Jason King, 700 Calvin Way, Celina, Texas, 75009, expressed concerns about the height of the proposed self-storage building and the use overall.

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

The commissioners discussed the item.

Commissioner Clark motioned to approve the item as proposed.

Vice-Chair Barley seconded the item.

All were in favor, and the item was approved.

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

- C. Conduct a public hearing to consider and act upon a request to rezone approximately 22 acres to the Dallas North Tollway Overlay District (DNTO) zoning, generally located at the northwest corner of the future Dallas North Tollway and the Collin County Outer Loop, within the City Limits. (NWC Tollway and Outer Loop – Rezoning)

Ms. White presented the staff report.

Chair Hangartner 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 Bain seconded the item.

All were in favor, and the item was approved.

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

- D. Conduct a public hearing to consider and act upon a request to zone approximately 38 acres to the Dallas North Tollway Overlay District (DNTO) zoning, generally located south of future Mobberly Road and approximately 1,350 feet east of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Pollard Tract – Zoning)

Ms. White presented the staff report.

Chair Hangartner opened the public hearing.

No one 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 Poché seconded the item.

All were in favor, and the item was approved.

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

- E. Conduct a public hearing to consider and act upon a request to rezone approximately 188 acres to Community Facilities District (CF), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) zoning, generally located at the northwest corner of future Peterman Parkway and future J. Fred Smith Parkway, within the City Limits. (Goldstein Tract – Rezoning)

Ms. Mohan presented the staff report.

Chair Hangartner 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, Hangartner, Bain, Barley, Becker, Poché
ABSENT:	Ousley

- F. Conduct a public hearing to consider and act upon a request to rezone approximately 59 acres to Commercial, Office, & Retail District (C) and Multi-Family, Urban Edge District (MF-2) zoning, generally located south of Ownsby Parkway and approximately 515 feet east of Preston Road, within the City Limits. (Moore Farm – Rezoning)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Hangartner opened the public hearing.

Shari Degan, 2801 Saddlebred Trail, Celina, Texas, 75009, addressed the Commission on behalf of the Carter Ranch Homeowners' Association and expressed concerns about the size and density of the proposed multi-family use; noted existing water pressure issues in Carter Ranch; asked if drainage, light pollution, and noise studies had been conducted; questioned if screening would be provided between the residential and non-residential uses; inquired about the future tenants of the proposed commercial tract; and requested that the item be tabled so the applicant can meet with adjacent residents.

Corbett Howard, 1300 Bateman Lane, Celina, Texas, 75009, provided background on the purpose and evolution of the Preston Road Overlay and Comprehensive Plan and explained how the proposed zoning fits the City's vision for the Preston Road corridor. He then assured residents that the City's standards will ensure a high-quality, functional design.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, expressed concerns about the 300-foot-wide lot, currently zoned for a single-family use, adjacent to the subject property being used for a single-family-for-rent product.

Dusty McAfee, Executive Director of Development Services, addressed the comments, noting that the City designates single-family-for-rent products as Multi-Family, Horizontal (MF-0), which current zoning of the adjacent property does not allow, and reiterating that the City will ensure any proposed development on the subject property adheres to City standards.

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

The commissioners discussed the item.

Vice-Chair Barley 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:	Shelby Barley, Vice Chair
SECONDER:	Bryan Poché, Commissioner
AYES:	Clark, Hangartner, Bain, Barley, Becker, Poché
ABSENT:	Ousley

- G. Conduct a public hearing to consider and act upon a request to rezone approximately 65 acres to a Planned Development (PD) with Mixed-Use District (MU) base zoning, generally located at the northwest corner of Oklahoma Drive and Glendenning Parkway, within the City Limits. (Celina Junction – Rezoning)

Mr. Pollard presented the staff report.

Chair Hangartner opened the public hearing.

Rob Daake, 5004 Falcon Hollow Road, McKinney, Texas, 75072, who had been hired by an adjacent property owner to evaluate the request, expressed concerns about traffic that would be generated by and access to the industrial portion of the site, questioned the mix of land uses, and recommended that the engineering of the site be evaluated and that the item be tabled.

Rex Glendenning, 13269 FM 428, Celina, Texas, 75009, adjacent property owner, requested a copy of the proposed Planned Development regulations to review.

David Quick, 403 South Oklahoma Drive, Celina, Texas, 75009, expressed concerns about the lack of details provided in the packet and the traffic that would be generated by an industrial development, suggesting that the ultimate tenant of the industrial development would be an Amazon distribution facility. He recommended that the item be tabled in order to gather more information about the tenant and, if it is Amazon, work out an agreement for them to help fund infrastructure improvements.

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

The commissioners discussed the item.

Commissioner Becker motioned to table the item.

Vice-Chair Barley seconded the motion.

All were in favor, and the item was tabled.

RESULT:	TABLED [UNANIMOUS]	Next: 5/17/2022 5:30 PM
MOVER:	Eric Becker, Commissioner	
SECONDER:	Shelby Barley, Vice Chair	
AYES:	Clark, Hangartner, Bain, Barley, Becker, Poché	
ABSENT:	Ousley	

- H. Conduct a public hearing to consider and act upon a request to rezone approximately 12 acres to a Planned Development (PD) with a base zoning of Collin County Outer Loop Overlay District (CCOLO) and the additional permitted use of an Electric Substation, generally located north of the Collin County Outer Loop and approximately 600 feet east of future Celina Parkway, within the City Limits. (GCEC Substation – Rezoning)

Ms. White presented the staff report.

Chair Hangartner opened the public hearing.

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

The commissioners discussed the item.

Vice-Chair Barley 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:	Shelby Barley, Vice Chair
SECONDER:	Eric Becker, Commissioner
AYES:	Clark, Hangartner, Bain, Barley, Becker, Poché
ABSENT:	Ousley

- I. Conduct a public hearing to consider and act upon a Development Agreement on approximately 100 acres, generally located west of future Peterman Parkway and approximately 1,600 feet north of future Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Celina 100 – Development Agreement)

Ms. Mohan presented the staff report.
 Chair Hangartner opened the public hearing.
 No one 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 Poché seconded the item.
 All were in favor, and the item was approved.

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

- J. Conduct a public hearing to consider and act upon a Development Agreement on approximately 5 acres, generally located west of Smiley Road and approximately 290 feet north of Magnolia Lane, within the Extraterritorial Jurisdiction (ETJ). (5513 Smiley Road – Development Agreement)

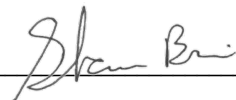
Mr. Pollard presented the staff report.
 Chair Hangartner opened the public hearing.
 Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked if only the front of the proposed temporary parking lot would be fenced, if the types of vehicles that are able to be parked on the subject property can be better defined, and about the discrepancy between 45-year versus 15-year deadlines in some sections.
 Bill Morgan, P.O. Box 7490, Redlands, California, 92375, applicant, stated that the entire property would be secured with a privacy fence.
 Mr. McAfee addressed the comments, noting that the land use is defined in the Zoning Ordinance, and explaining that the development agreement includes standard legal language for future compliance, but that the proposed temporary land use is being limited to 15 years.
 No one else came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Commissioner Clark motioned to approve the item as proposed.
 Vice-Chair Barley seconded the item.
 All were in favor, and the item was approved.

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

V. **ADJOURNMENT:**

Chair Hangartner adjourned the meeting at 7:21 p.m.

Chair



Ex Officio



2/15/2024

Date