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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 21, 2022
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chair	Present	
Shelby Barley	City of Celina	Vice Chair	Present	
Shawn Bain	City of Celina	Commissioner	Present	
KJ Clark	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Absent	
Eric Becker	City of Celina	Commissioner	Present	
Bryan Poché	City of Celina	Commissioner	Present	
Dusty McAfee AICP	City of Celina	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	

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. OPEN FORUM:

Request to Address Commission on Agenda Items Without Public Hearings and Non-Agenda Items.

Honorable Mayor, Sean Terry, 6161 CR 90, Celina, Texas, 75009, addressed the Commission and thanked them for their service and encouraged the Commissioners to re-apply to the Boards and Commissions.

IV. CONSENT AGENDA:

Minutes Acceptance: Minutes of Jun 21, 2022 5:30 PM (Minutes Approval)

A. Minutes Approval:

1. Minutes from the May 17, 2022, Planning & Zoning Commission meeting.

B. Consider and act upon a Preliminary Plat for Legacy Hills Parcel 11, being approximately 63 acres; generally located at the northwest corner of future Celina Parkway and future Legacy Drive. (Legacy Hills Parcel 11 – Preliminary Plat)

C. Consider and act upon a Preliminary Plat for The Ranch at Uptown, Phases 3 & 4, being approximately 151 acres; generally located west of FM 455 and approximately 1,300 south of future J Fred Smith Parkway. (The Ranch at Uptown Phases 3 & 4 - Preliminary Plat)

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

V. **PUBLIC HEARINGS/ACTION ITEMS:**

- A. Conduct a public hearing to consider and act upon a request to zone approximately 5 acres to Commercial, Retail & Office District (C) zoning, generally located west of Smiley Road and approximately 2,900 feet south of FM 428, within the Extraterritorial Jurisdiction (ETJ). (5513 Smiley – Zoning)

Jonathan Pollard, Senior Planner, 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 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

- B. Conduct a public hearing to consider and act upon a request to amend approximately 10 acres of Planned Development (PD) No. 86 with Multi-Family District, Urban Edge (MF-2), generally located south of Ash Street and approximately 700 feet west of the Preston Road, within the City Limits. (Celina Station, The Depot – PD Amendment)

Bella Lopez, Senior Planner, presented the staff report.

Chair Hangartner opened the public hearing.

Mark Lyon, Applicant, 879 Junction Drive, Allen, Texas, 75013, presented the item and stated that he was available to answer any questions.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, expressed concerns regarding increased traffic and drainage impacts to downtown.

Dusty McAfee, Executive Director of Development Services, addressed the comments, noting that the City's Master Thoroughfare Plan can accommodate increased traffic loads from multi-family properties and that the

City will ensure any proposed development on the subject property adheres to City standards, including drainage requirements.

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 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

- C. Conduct a public hearing to consider and act upon a request to zone approximately 6 acres to Community Facilities District (CF) zoning district, generally located north of FM 455 and approximately 1,600 feet west of future Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (Trails Baptist Church - Zoning)

Kari White, Senior Planner, 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 Clark 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:	KJ Clark, 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 rezone approximately 68 acres to a Planned Development with a base zoning of Mixed Use District (MU), generally located at the northwest corner of future Celina Parkway and future J. Fred Smith Parkway, within the City Limits. (Celina Landing – PD 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 Clark motioned to approve the item as proposed.

Commissioner Becker seconded the item.

All were in favor, and the item was approved.

City will ensure any proposed development on the subject property adheres to City standards, including drainage requirements.

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 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

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Kari White, Senior Planner, 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 Clark 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:	KJ Clark, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Clark, Hangartner, Bain, Barley, Becker, Poché
ABSENT:	Ousley

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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 Clark 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:	KJ Clark, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Clark, Hangartner, Bain, Barley, Becker, Poché
ABSENT:	Ousley

- E. Conduct a public hearing to consider and act upon a request to amend approximately 23 acres of Planned Development (PD) No. 43 with Multi-Family Urban Edge District (MF-2), generally located south of Legacy Drive and approximately 1,000 feet east of Preston Road, within the City Limits. (Chalk Hill MF– PD Amendment)

Ms. Lopez reminded the Commissioners that the item was presented at the previous Planning & Zoning Commission meeting.

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 Poché seconded the item.

All were in favor, and the item was approved.

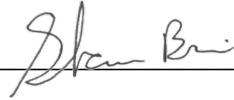
RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shelby Barley, Vice Chair
SECONDER:	Bryan Poché, Commissioner
AYES:	Clark, Hangartner, Bain, Barley, Becker, Poché
ABSENT:	Ousley

VI.

ADJOURNMENT:

Chair Hangartner adjourned the meeting at 6:22 p.m.

Chair



Ex Officio



2/15/2024

Date

Minutes Acceptance: Minutes of Jun 21, 2022 5:30 PM (Minutes Approval)