



**NOTICE OF  
CITY OF CELINA  
PLANNING AND ZONING COMMISSION  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
TUESDAY, DECEMBER 19, 2017  
5:30 PM**

**MINUTES**

**I. CALL TO ORDER, ROLL CALL, AND ANNOUNCEMENT OF QUORUM PRESENT:**

| Attendee Name  | Organization   | Title         | Status  | Arrived |
|----------------|----------------|---------------|---------|---------|
| Mike Terry     | City of Celina | Commissioner  | Present |         |
| Ben Hangartner | City of Celina | Chairman      | Present |         |
| Jace Ousley    | City of Celina | Commissioner  | Present |         |
| Charles Haley  | City of Celina | Commissioner  | Absent  |         |
| Mitch Freeman  | City of Celina | Commissioner  | Present |         |
| Shawn Bain     | City of Celina | Commissioner  | Present |         |
| Shelby Barley  | City of Celina | Vice-Chairman | Present |         |

**II. PLEDGE OF ALLEGIANCE:**

Chairman Hangartner led the salute to the American and Texas flags.

**III. DIRECTOR'S REPORT:**

1. Report on items approved at City Council December 12, 2017.

Senior Planner Benjamin Rodriguez detailed the items that were approved at the December 12, 2017 City Council meeting.

2. Recognition of Ben Rodriguez receiving his American Institute of Certified Planners (AICP) certification.

Development Services Director Alexis Jackson honored Ben Rodriguez for passing his AICP certification.

**IV. CONSENT AGENDA:**

Commissioner Terry moved to approve the minutes pending changes discussed.

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                       |
| <b>MOVER:</b>    | Mike Terry, Commissioner                         |
| <b>SECONDER:</b> | Shelby Barley, Vice-Chairman                     |
| <b>AYES:</b>     | Terry, Hangartner, Ousley, Freeman, Bain, Barley |
| <b>ABSENT:</b>   | Haley                                            |

1. Planning and Zoning Commission - Regular Meeting - Nov 28, 2017 5:30 PM
2. Consider and act upon a Final Plat for the Staley Addition, being an approximately 2 acre tract of land situated in the Collin County School Land Survey, Abstract No. 170, City of Celina, Collin County, Texas. The property is generally located west of the BNSF Railroad, east of North Louisiana Drive, North of Malone Street, and south of CR 95. (Staley Final Plat)

**V. PUBLIC HEARING:**

1. The Planning & Zoning Commission will conduct a public hearing at 5:30 p.m. December 19, 2017 to consider testimony and act upon a rezoning request for a Planned Development with a base zoning district of HI, Heavy Industrial, an approximately 18.74 acre tract of land, situated in the Collin County School land Survey, Abstract No. 167, the property is generally located west of the BNSF Railroad, south of the future Collin County Outer Loop, north of CR 53, and east of CR 52. (Burnco PD)

Staff provided an overview of the request and explained that the use of a concrete batch plant was a vested use and the PD was just cleaning up the zoning following an involuntary annexation.

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| <b>RESULT:</b>   | <b>APPROVED [5 TO 1]</b>                 |
| <b>MOVER:</b>    | Mike Terry, Commissioner                 |
| <b>SECONDER:</b> | Mitch Freeman, Commissioner              |
| <b>AYES:</b>     | Terry, Hangartner, Freeman, Bain, Barley |
| <b>NAYS:</b>     | Ousley                                   |
| <b>ABSENT:</b>   | Haley                                    |

2. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a consideration of proposed land use regulations for Littlefield Extraterritorial Jurisdiction Development, being an approximately 11.879 acre tract of land situated in the Collin County School Land Survey No. 15, Abstract No. 170, the Hugh C. Routh Survey, Abstract No. 765, and the J.K. Rice Survey, Abstract No. 767, Collin County, Texas. The property is generally located south of CR 94, east of Preston Road, and south of FM 428. (Littlefield DA)

Staff provided an overview of the request.

Clayton Snodgrass, applicant, did a presentation on the development and explained the intent of the perimeter landscaping and what types of homes would be in the neighborhood.

Craig James, 2714 W. FM 455, opposed, explained that there were deed restrictions on the property preventing it from being subdivided to 1/2 acre lots. Said the development is too dense for the area.

Mary Thompson, 9101 CR 94, opposed, said she would like to see at least one acre lots around the perimeter and was concerned that headlights leaving the development would shine directly into her home. She also explained that she felt the development was too dense for the neighborhood.

Jack Ousley, 12798 W. FM 455, opposed, asked the Commission to table the item to allow more time for the developer to speak with the surrounding neighbors because the development didn't match the surrounding area. He also questioned why there was no open space provided.

Snodgrass told Commissioners that the deed restrictions had been approved to be lifted in order for the property to be developed according to the proposed plan. He also explained that the landscape buffer would screen all sides that were adjacent to the City limits.

Commissioner Ousley asked why there wasn't open space provided with the development, and Senior Planner Rodriguez explained that the intent was that with larger lots, residents would have more space on their property. Chairman Hangartner explained that he felt the adjacent property owners' opinions needed to be heard and that they wanted to see larger lots in order to maintain the "country charm."

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| <b>RESULT:</b>   | <b>TABLED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Jace Ousley, Commissioner                        |
| <b>SECONDER:</b> | Shelby Barley, Vice-Chairman                     |
| <b>AYES:</b>     | Terry, Hangartner, Ousley, Freeman, Bain, Barley |
| <b>ABSENT:</b>   | Haley                                            |

3. The Planning & Zoning Commission will conduct a public hearing at 5:30 p.m. December 19, 2017 to consider testimony and act upon a rezoning request for a Planned Development with a base zoning district of SF-R, an approximately 11.879 acre tract of land situated in the Collin County School Land Survey No. 15, abstract No. 170, the Hugh C. Routh Survey, Abstract No. 765, and the J.K. Rice Survey, Abstract No. 767, Collin County, Texas, the property is generally located south of CR 94, east of Preston Road, west of CR 97, and north of FM 455. (Littlefield PD)

Staff provided an overview of the request.

Commissioner's requested to continue the public hearing to the January 19, 2018 meeting to allow the developer time to coordinate better with the adjacent neighborhood's HOA, as well as come back with a land plan that they felt met the intent of the surrounding neighborhood.

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| <b>RESULT:</b>   | <b>TABLED [UNANIMOUS]</b>                        |
| <b>MOVER:</b>    | Mike Terry, Commissioner                         |
| <b>SECONDER:</b> | Mitch Freeman, Commissioner                      |
| <b>AYES:</b>     | Terry, Hangartner, Ousley, Freeman, Bain, Barley |
| <b>ABSENT:</b>   | Haley                                            |

## VI. ACTION:

1. Consider and act upon a Construction Plat, being an approximate 18.74 acre tract of land situated in the Collin County Land Survey, Abstract No. 167, generally located west of the BNSF Railroad, east of Dallas Parkway, north and west of CR 53, and south of CR 55. (Burnco Construction Plat)

Staff provided an overview of the request and explained that this was the Construction Plat for the Planned Development that was just recommended for approval.

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| <b>RESULT:</b>   | <b>APPROVED [5 TO 1]</b>                 |
| <b>MOVER:</b>    | Mike Terry, Commissioner                 |
| <b>SECONDER:</b> | Shawn Bain, Commissioner                 |
| <b>AYES:</b>     | Terry, Hangartner, Freeman, Bain, Barley |
| <b>NAYS:</b>     | Ousley                                   |
| <b>ABSENT:</b>   | Haley                                    |

2. Consider and act upon a General Development for Greenway 63, being an approximate 63.154 acre tract of land situated in the I.C. Williamson Survey, abstract No. 943, City of Celina, Collin County, Texas. The property is generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428 (Glendenning Parkway). (Greenway 63 GDP)

Staff provided an overview of the request.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                      |
| <b>MOVER:</b>    | Shelby Barley, Vice-Chairman                     |
| <b>SECONDER:</b> | Jace Ousley, Commissioner                        |
| <b>AYES:</b>     | Terry, Hangartner, Ousley, Freeman, Bain, Barley |
| <b>ABSENT:</b>   | Haley                                            |

3. The Planning & Zoning Commission will act upon a General Development Plan for Celina 5, being an approximately 4.869 acre tract of land situated in the Robert Cowan Survey, Abstract 211, Denton County, Texas, the property is generally located south and east of FM 428 (Glendenning Parkway), west of CR 51, and north of CR 7. (Celina 5 GDP)

Staff provided an overview of the request.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                      |
| <b>MOVER:</b>    | Jace Ousley, Commissioner                        |
| <b>SECONDER:</b> | Mitch Freeman, Commissioner                      |
| <b>AYES:</b>     | Terry, Hangartner, Ousley, Freeman, Bain, Barley |
| <b>ABSENT:</b>   | Haley                                            |

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Chairman

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Vicki Faulkner, TRMC  
City Secretary, City of Celina, Texas

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Date Minutes Approved