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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, DECEMBER 16, 2021
5:00 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	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	
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 5:00 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.

A. Texas APA Awards Presentation:

Madhuri Mohan, Planning Director, presented the Planning Achievement Awards granted to the City of Celina by the Texas Chapter of the American Planning Association at their 2021 conference. The Celina 2040 Comprehensive Plan won an award in the Resilience category, and the Celina Downtown Code won in the Urban Design category.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the November 16, 2021, Planning & Zoning Commission meeting.
- B. Consider and act upon a Preliminary Plat for Green Meadows South, being an approximately 412 acre tract of land situated in the John Morton Survey, Abstract No. 791, the C. Copenhaver Survey, Abstract No. 253, the Thomas B. Cox Survey, Abstract No. 309, and the John B. Rue Survey, Abstract No. 1112, Denton County, Texas; generally located west and east of Smiley Road and south of Carey Road. (Green Meadows South – Preliminary Plat)
- C. Consider and act upon a Preliminary Plat for Sutton Fields East, Phases 1 & 2, being an approximately 110 acre tract of land situated in the Jacob Rue Survey, Abstract No. 1109, and the Hiram Rue Survey, Abstract No. 1111, Denton County, Texas; generally located north of Parvin Road and approximately 3,200 feet west of Smiley Road. (Sutton Fields East, Phases 1 & 2 – Preliminary Plat)
- D. Consider and act upon a Conveyance Plat for Celina Senior Living, being an approximately 14 acre tract of land situated in the Collin County School Land #14 Survey, Abstract No. 167, Collin County, Texas; generally located west of Preston Road and approximately 670 feet south of John Campbell Trail. (Celina Senior Living – Conveyance Plat)
- E. Consider and act upon a Final Plat for Glendenning Ranch, being an approximately 415 acre tract of land situated in the S. McCullough Survey, Abstract 593, George Wiley Survey, Abstract No. 988, H. Bentley Survey, Abstract No. 124, and the B.B.B & C.R.R Survey, Abstract No. 132, Collin County, Texas; generally located at the northeast corner of future Dallas North Tollway and FM 428 (future Glendenning Parkway). (Glendenning Ranch – Final Plat)
- F. Consider and act upon a Replat for The Carter Ranch - Phase 1R Addition (Celina Retail), an approximately 5 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas; generally located east of Preston Road and approximately 230 feet north of Punk Carter Parkway. (The Carter Ranch - Phase 1R Addition (Celina Retail) – Replat)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to zone an approximately 44 acre tract of land to Community Facilities (CF), generally located at the southwest corner of future Coit Road and County Road 90, within the Extraterritorial Jurisdiction (ETJ). (CISD Coit Road Middle School – Zoning)

Jonathan Pollard, Senior Planner, presented the staff reports for both Item 4-A and Item 4-B.

Chair Hangartner opened the public hearing for Item 4-A.

No one 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 Becker seconded the item.

All were in favor, and the item was approved.

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

- B. Conduct a public hearing to consider and act upon a request to zone an approximately 65 acre tract of land to Community Facilities (CF), generally located west of future Legacy Drive and approximately 850 feet north of the future Collin County Outer Loop, within the Extraterritorial Jurisdiction (ETJ). (CISD Western High School – Zoning)

Chair Hangartner opened the public hearing for Item 4-B.

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

- C. Conduct a public hearing to consider and act up on a request to zone an approximately 77 acre tract of land to Planned Development (PD) with Industrial (I) base zoning, generally located east of Louisiana Drive and approximately 2,800 feet south of future G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (O'Brien Tract (Preston Railyard) – 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 Ousley 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:	Jace Ousley, Commissioner
SECONDER:	Shelby Barley, Vice Chair
AYES:	Hangartner, Bain, Barley, Ousley, Becker, Poché
ABSENT:	Clark

- D. Conduct a public hearing to consider and act upon a request to rezone an approximately 31 acre tract of land to Planned Development (PD) with Mixed-Use (MU) base zoning, generally located at the southwest corner of Preston Road and the Collin County Outer Loop, within the City Limits. (Preston Centra – Rezoning)

Ms. White presented the staff report.

Chair Hangartner opened the public hearing.

Rob Daake, applicant, 5004 Falcon Hollow Road, McKinney, Texas 75072, provided information regarding the project and renderings of the proposed buildings.
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 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:	Hangartner, Bain, Barley, Ousley, Becker, Poché
ABSENT:	Clark

- E. Conduct a public hearing to consider and act upon a request to rezone an approximately 9.5 acre tract of land to Multi-Family District, Urban Edge (MF-2), generally located at the northwest corner of future Laughlin Lane and Preston Road, within the City Limits. (Cross Development Celina 15 MF – Rezoning)

Mr. Pollard presented the staff report.
Chair Hangartner opened the public hearing.
Spencer Morrison of Cross Development, applicant, 2005 Diamond Ridge, Carrollton, Texas 75010, provided information regarding the project.
Vice Chair Barley asked about vehicular access to the site.
Adam James of James Land & Development, 361 Frasier Lane, Prosper, Texas 75078, spoke about the site's access from future Laughlin Lane and the proposed cross access to the properties to the north and east.
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.
All were in favor, and the item was approved.

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

- F. Consider and act upon a Development Agreement for Serenade (Huffines Bray); generally located at the southeast corner of future Coit Road and County Road 107 (future Marilee Road), within the Extraterritorial Jurisdiction (ETJ). (Serenade (Huffines Bray) – Development Agreement)

Bella Lopez, Senior Planner, presented the staff reports for both Item 4-F and Item 4-G.
Chair Hangartner opened the public hearing for Item 4-F.
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 Bain seconded the item.
All were in favor, and the item was approved.

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

- G. Consider and act upon a Development Agreement for LaUna Ranch (Huffines Carter); generally located at the northwest corner of future Peterman Parkway and County Road 135 (future Carl Darnall Parkway), within the Extraterritorial Jurisdiction (ETJ). (LaUna Ranch (Huffines Carter) – Development Agreement)

Chair Hangartner opened the public hearing for Item 4-G.

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

V. **ADJOURNMENT:**

Chair Hangartner adjourned the meeting at 5:48 p.m.