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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, DECEMBER 15, 2020
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chairman	Present	
Shelby Barley	City of Celina	Vice Chairman	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Charles Haley	City of Celina	Commissioner	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	Director of Development Services	Present	
Bella Lopez	City of Celina	Senior Planner	Present	
Raha Pouladi	City of Celina	Senior Planner	Present	

Chairman 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 and 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:

B. Minutes from the November 17, 2020, Planning & Zoning Commission meeting.

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 9 acres of land, generally located on the southeast corner of County Road 89 and Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Airmax-CTX - Development Agreement)

Raha Pouladi, Senior Planner, presented the staff report.

Chairman Hangartner opened the public hearing.

Rex Glendening, 12400 Preston Road, Suite 100, Frisco, Texas 75033, cited concerns about the land use, stating there is a single family development going in towards the north of this development, he requested the landscape buffer to be increased and to add berms to better screen the proposed development.

Matt Moore, 301 A. Applicant, Coleman, Suite 40, Prosper, Texas 75078, Applicant, stated the willingness to work with Staff to get issues resolved.

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

The commissioners discussed the item.

Commissioner Haley motioned to approve the item with a modification to a Commercial base zoning.

Commissioner Ousley seconded the item.

The motion was approved 5 to 2, with commissioners Barley and Becker being the dissenting votes.

RESULT:	APPROVED [5 TO 2]
MOVER:	Charles Haley, Commissioner
SECONDER:	Jace Ousley, Commissioner
AYES:	Hangartner, Bain, Haley, Ousley, Poché
NAYS:	Barley, Becker

- B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 59 acres of land, generally located at the northeast corner of Louisiana Drive and J Fred Smith Parkway, within the City Limits. (Huddleston (Prestige Pools) - Development Agreement)

Dusty McAfee, Director of Development Services, presented the staff report.

Chairman Hangartner opened the public hearing.

Matt Moore, Applicant, 301 A. Coleman, Suite 40, Prosper, Texas 75078, stated he was available to answer questions.

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

Commissioner Bain motioned to approve the item as proposed.

Commissioner Bercker seconded the item.

All were in favor, and the item was approved

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

- C. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 227 acres of land, generally located at the southwest corner of Louisiana Drive and County Road 58, within the Extraterritorial Jurisdiction (ETJ). (Chan-Moore - Development Agreement)

Mr. McAfee, presented the staff report.

Chairman Hangartner opened the public hearing.

The commissioners discussed the item.

Frank Abbot, Applicant with Kimley-Horn, 6160 Warren Parkway, addressed commissioner's concerns

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

Commissioner Haley motioned to approve the item with the following modifications, to not allow duplex on the east side of the Gas line easement with the exception to the model park, and no closer than two lot depth on

the west side of the Celina Parkway.
 Commissioner Becker seconded the item.
 All were in favor, and the item was approved

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Charles Haley, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Barley, Bain, Haley, Ousley, Becker, Poché

- D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 600 acres of land, generally located south of J Fred Smith Parkway, west of Louisiana Drive, and approximately 1,300 feet east of Rawhide Road, within both the Extraterritorial Jurisdiction (ETJ) and City Limits. (Uptown -Development Agreement)

Mr. McAfee, presented the staff report.
 Chairman Hangartner opened the public hearing.
 Dwain Bray, 14564 FM 455, Celina Texas 75009, cited concerns about the Drainage, Run off, wastewater and traffic.
 Neal Hackel, Applicant, 6880 Dallas Parkway, Plano, Texas 75093, stated he could answer questions, and read a statement from property owners.
 Bill Anderson, Dowdy Anderson Associate, Masterplan developer, 5225 Village Creek Drive, Plano, Texas 75093, stated he was available to answer questions.
 No one else came forward to speak and the public hearing was closed.
 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 Chairman
SECONDER:	Bryan Poché, Commissioner
AYES:	Hangartner, Barley, Bain, Haley, Ousley, Becker, Poché

- E. Conduct a public hearing to consider and act upon a request to amend the Development Regulations of Planned Development (PD) No.40 on approximately 40 acres of land, generally located at the northeast corner of Punk Carter Parkway and Huddleston Drive, within the City Limits. (Cambridge Crossing – Planned Development Amendment)

Ms. Pouladi, presented the staff report.
 Matthew Alexander, 8383 Preston Center Plaza, Dallas, Texas 75225, presented the item and stated he was available to answer questions.
 Chairman 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.
 Vice Chair 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, Barley, Bain, Haley, Ousley, Becker, Poché

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 7:29 p.m.