



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 28, 2017
5:30 PM**

MINUTES

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

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

II. PLEDGE OF ALLEGIANCE:

Chairman Ousley led those present in the salute to the American and Texas flags.

III. DIRECTOR'S REPORT:

1. Introduction of new Planning & Development Services Director Alexis Jackson.

City Manager Jason Laumer introduced the new Development Services Director Alexis Jackson.

2. Report on City Council meeting items from November 14, 2017.

Senior Planner Benjamin Rodriguez spoke on the agenda items that went before City Council on December 12, 2017.

IV. CONSENT AGENDA:

1. Minutes for the regularly scheduled October 17, 2017 meeting.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shelby Barley, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Terry, Hangartner, Ousley, Haley, Freeman, Bain, Barley

V. PUBLIC HEARING:

1. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a residential replat in Summerview Country Estates, being a 3.247 acre tract of land situated in the Levin Routh Survey, Abstract No. 779, Collin County, Texas. The property is generally located east of Summerview Lane and north of Choate Parkway. (Summerview East Replat)

Sandy Schmidt, 5277 CR 87, Celina, spoke against the re-plat siting deed restriction issues with subdividing.
Joe Williams, 9118 Gaspard Ct. Frisco, spoke against the re-plat siting deed restriction issues with subdividing.
The Commission discussed their role in approving plats in regards to deed restrictions and staff advised that if the plat met city standards, then it was to be approved. The staff went on to explain that deed restrictions could not be enforced by the City.

RESULT:	APPROVED [4 TO 3]
MOVER:	Shelby Barley, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Terry, Ousley, Freeman, Barley
NAYS:	Hangartner, Haley, Bain

2. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a residential replat in Summerview Country Estates, being a 2.578 acre tract of land situated in the Levin Routh Survey, Abstract No. 779, Collin County, Texas. The property is generally located east of CR 1224, west of Summerview Lane, and north of Choate Parkway. (Summerview West Replat)

Sandy Schmidt, 5277 CR 87, Celina, spoke against the re-plat siting deed restriction issues with subdividing.
Joe Williams, 9118 Gaspard Ct. Frisco, spoke against the re-plat siting deed restriction issues with subdividing.

RESULT:	APPROVED [4 TO 3]
MOVER:	Mike Terry, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Terry, Ousley, Freeman, Barley
NAYS:	Hangartner, Haley, Bain

3. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a Planned Development with a base zoning district of C-1, Retail being a .17 acre tract of land situated in the Celina Original Donation, Block 51, Lot 1, more specifically defined as 311 E. Pecan Street. The property is generally located at the southwest corner of East Pecan Street and New Mexico Dr. (Pecan Street PD)

Staff provided an overview of the zoning request.

Amanda Boers, 6907 Pacadena Dallas, TX (applicant), advised that she was available to answer any questions the Commission had.

Dale Bainum, 3541 Heritage Trail, wanted to know why a restaurant was being proposed in an entirely residential area.

Staff explained that this area had been zoned for commercial in years past because it was thought to be a commercial corridor into downtown, and small restaurants would be a supporting use to lead into downtown. Staff went on to explain that the setbacks on the property were the only reason a Planned Development was being requested, because the lot otherwise would not be buildable.

RESULT: APPROVED [UNANIMOUS]
MOVER: Charles Haley, Commissioner
SECONDER: Shelby Barley, Commissioner
AYES: Terry, Hangartner, Ousley, Haley, Freeman, Bain, Barley

4. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a Planned Development with a base zoning district of HD, being a .32 acre tract of land situated in the Celina Original Donation, lot 17 and 18, block 7, more specifically defined as 203 W. Pecan and 206 N. Louisiana. The property is generally located at the northwest corner of North Louisiana Drive and West Pecan St. (Firehouse PD)

Ben Hangartner recused himself 6:19 p.m.

RESULT: APPROVED [6 TO 0]
MOVER: Mike Terry, Commissioner
SECONDER: Charles Haley, Commissioner
AYES: Terry, Ousley, Haley, Freeman, Bain, Barley
RECUSED: Hangartner

5. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a consideration of proposed land use regulations for Greenway 63 Extraterritorial Jurisdiction Development Agreement. The property is an approximately 53.154 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, Collin County, Texas, and an approximately 10 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, both properties are generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428 (Glendenning Parkway). (Greenway 63 DA)

RESULT: APPROVED [UNANIMOUS]
MOVER: Shelby Barley, Commissioner
SECONDER: Shawn Bain, Commissioner
AYES: Terry, Hangartner, Ousley, Haley, Freeman, Bain, Barley

6. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request for a Planned Development with a base zoning district of SF-R, an approximately 53.154 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, Collin County, Texas, and an approximately 10 acre tract of land situated in the I.C. Williams Survey, Abstract No. 943, both properties are generally located north of CR 51, east of Dallas Parkway, west of Preston Road, and south of FM 428 (Glendenning Parkway). (Greenway 63 PD)

RESULT: APPROVED [UNANIMOUS]
MOVER: Charles Haley, Commissioner
SECONDER: Shawn Bain, Commissioner
AYES: Terry, Hangartner, Ousley, Haley, Freeman, Bain, Barley

7. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.03.007 RO- Retail and Office District. (RO, Retail Office District Amendments)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Charles Haley, Commissioner
SECONDER:	Shelby Barley, Commissioner
AYES:	Terry, Hangartner, Ousley, Haley, Freeman, Bain, Barley

VI. ACTION:

1. Nomination and election of Chairman and Vice-Chairman.

The Commission voted to approve Ben Hangartner as Chairman and Shelby Barley as Vice-Chairman.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Terry, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Terry, Hangartner, Ousley, Haley, Freeman, Bain, Barley

2. Consider and act upon a General Development Plan for Jalopies, being an ±25 acre tract of land situated in the Arthur A. Norwood Survey, Abstract No. 969, the property is generally located west of Smiley Road, south and east of FM 428, north of Carey Road. (Jalopies GDP)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Charles Haley, Commissioner
SECONDER:	Mike Terry, Commissioner
AYES:	Terry, Hangartner, Ousley, Haley, Freeman, Bain, Barley

3. Consider and act upon a Final Plat for The Homestead at Ownsby Farms Phase 1, being an ±72.55 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, containing 205 residential lots and 11 open space lots, located west of Preston Road, south of Ownsby Parkway, east of the BNSF Railroad, and north of Frontier Parkway. (Ownsby Farms Phase 1 Final Plat)

Mike Terry recused himself at 7:05 p.m.

RESULT:	APPROVED [6 TO 0]
MOVER:	Shelby Barley, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Ousley, Haley, Freeman, Bain, Barley
RECUSED:	Terry

VII. ADJOURNMENT:

The meeting adjourned at 7:09 p.m.

Chairman

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

Date Minutes Approved