



**NOTICE OF
CITY OF CELINA
PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 20, 2018
5:30 PM**

MINUTES

I. CALL TO ORDER:

Chairman Hangartner called the meeting to order at 5:32 PM. Chairman Hangartner then announced that the Commission would convene in a Worksession.

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

II. WORKSESSION 5:30 PM:

III. REGULAR MEETING 6:00 PM:

Chairman Hangartner called the Regular Meeting to order at 6:05 pm.
Commissioners Becker, Hangartner, Barley, Bain, and Haley responded to roll call.
Commissioners Freeman and Ousley were absent.
Chairman Hangartner led those present in a salute to the American and Texas flags.

A. Pledge of Allegiance:

IV. DIRECTOR'S REPORT:

Report on the decisions from the previous City Council meeting will be given.

V. PRESENTATIONS:

Dustin McAfee, AICP, Director of Development Services, discussed the items that were heard by the City Council at the regular meeting held on November 13, 2018.

Abra Nusser, AICP, Ideation Planning, 180 State Street, Colleyville, Texas, and Alexis Jackson, AICP, Director of Economic Development presented a workshop detailing the concepts incorporated into the Celina Downtown Master Plan. This presentation will be given to the City Council at the December 11, 2018 regular meeting and be brought

to the Planning & Zoning Commission for action at the December 20, 2018 regular meeting and to the City Council for a final decision on January 8, 2019.

VI. CONSENT AGENDA:

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Becker, Hangartner, Barley, Bain, Haley
ABSENT:	Freeman, Ousley

- A. Planning & Zoning Commission - Regular Meeting - Oct 16, 2018 5:30 PM
- B. Consider and act upon a Final Plat for Light Farms Grange Phase 5, being an approximately 8.610 acre tract of land in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas. The property is generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway. (Light Farms Grange Phase 5 Final Plat)
- C. Consider and act upon a Final Plat for Light Farms Hazel Phase 3, being an approximately 9.058 acre tract of land in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas. The property is generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway. (Light Farms Hazel Phase 3 Final Plat)
- D. Consider and act on a Final Plat for Lilyana Phase 3, being an approximately 17.352 acre tract of land in the W. Wilhite Survey, Abstract No. 1002, Collin County, Texas. The property is generally located north of FM 1461 (Frontier Parkway), east of CR 83 (Coit Road) and west of CR 84 (Wells Road). (Lilyana Phase 3 Final Plat)

VII. PUBLIC HEARINGS/ACTION ITEMS:

- A. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an Amendment to Planned Development No. 34 (PD-34), being an approximately 12.854 acre tract of land situated in the Jonathan Westover Survey, Abstract No. 1030, Collin County, Texas. The property is generally located on the northwest corner of Frontier Parkway and Coit Road, within the City of Celina. (Brazos Electric PD Amendment)

Brooks Wilson, AICP, WilPLAN, consultant for the City, presented the staff report.

Commissioner Haley asked if there were plans to add additional power lines.

Shay Geach, Kimley-Horn, 13455 Noel Road, Dallas, Texas, representing Brazos Electric, replied that Brazos has existing easements and presented the plans that show two additional future lines.

Chairman Hangartner opened the public hearing.

Michael Holliman, 3200 Falcon Road, Prosper, Texas, spoke in opposition to the project. As a six year resident of Celina, he expressed concerns regarding home values, health, and noise.

David Barnes, PO Box 537, Prosper, Texas, spoke in opposition to the project. His home is located immediately adjacent to the proposed substation site. He expressed concern about magnetic fields and drainage. Mr. Barnes asked that Brazos provide a nine foot tall masonry wall to mitigate privacy concerns.

Mikael Moore, 3036 Falcon Road, Prosper, Texas, spoke in opposition to the project. He also expressed privacy and health concerns, including the possible relocation of his bee hives.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, expressed concern regarding flooding and right-of-way widths.

There being no further comments, Chairman Hangartner closed the public hearing and called for a motion.

Commissioner Haley moved to approve with Commission Becker seconding the motion. The motion passed unanimously.

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

- B. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a request to rezone an approximately 6.268 acre tract of land from C-2, General Commercial zoning district to C-2 with CUP, General Commercial zoning district with a Conditional Use Permit for self-storage. The property is situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas and is generally located north of Frontier Parkway, west of Preston Road, and east of BNSF Railroad, within the City of Celina. (Celina 15 Self Storage Zoning CUP)

Planner Raha Pouladi presented the staff report.

Shea Kirkman, Kirkman Engineering, 312 W. Walnut, Celina, Texas, representing the developer, Trico Development and Land Company, also gave a brief presentation on the project.

Chairman Hangartner opened the public hearing. No one came forward to speak, and the Chairman closed the public hearing.

Commissioner Haley asked if Laughlin Lane dead-ended at the western edge of the subject property.

Mr. Kirkman said that Laughlin Lane, while not shown on the Master Thoroughfare Plan, will be constructed as a collector street linking the Light Farms Sage Neighborhood to Preston Road.

There being no further questions, Chairman Hangartner called for a motion.

Commissioner Bain moved to approve with Chairman Hangartner seconding the motion. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shawn Bain, Commissioner
SECONDER:	Ben Hangartner, Chairman
AYES:	Becker, Hangartner, Barley, Bain, Haley
ABSENT:	Freeman, Ousley

- C. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon development standards for a single-family residential development on an approximately 50.363 acre tract of land situated in the Ousley and Ford Survey, Abstract No. 490, Collin County, Texas. The property is generally located west of Preston Road, south of CR 994 and is located within the City of Celina's ETJ. (The Cottages Development Agreement)

Brooks Wilson, AICP, WilPLAN, consultant for the City, presented the staff report.

Craig James, Trico Development and Land Company, also addressed the Commission with a brief presentation.

Chairman Hangartner opened the public hearing.

Brian Southwell, 1822 N. Louisiana Street, Celina, Texas, expressed concern that the small lots and homes would be incompatible with the rural lifestyle.

Doug Momary, 11588 CR 994, Celina, Texas, expressed concern over increased traffic and the negative effect on their low density environment.

Emily Momary, 11588 CR 994, Celina, Texas, expressed concern about the effect that having lower-priced homes would have on their property values.

Pat Hardigan, 11655 Preston Estates Drive, Celina, Texas, expressed opposition to any development that would reduce the appeal of their acreage lots.

Avery Momary, 11588 CR 994, Celina, Texas, stated that the number of homes planned would negatively affect her family's rural way of life.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, spoke in opposition to the project.

There being no further comments, Chairman Hangartner closed the public hearing.

Commissioner Haley expressed his concern that in the past, high density developments included larger lots adjacent to acreage.

Commissioner Haley moved to deny. There was no second and the motion failed.

Commissioner Barley then moved to approve, with Commissioner Becker seconding the motion. The motion passed 4-1 (Haley opposed).

RESULT:	APPROVED [4 TO 1]
MOVER:	Shelby Barley, Vice Chairman
SECONDER:	Eric Becker, Commissioner
AYES:	Becker, Hangartner, Barley, Bain
NAYS:	Haley
ABSENT:	Freeman, Ousley

- D. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon the approval of development standards for a single-family residential development on an approximately 25.436 acre tract of land situated in the Hugh C. Routh Survey, Abstract No. 765, the J. K. Rice Survey, Abstract No. 767, and the Collin County School Land Survey, Abstract No. 170, Collin County, Texas. The property is generally located on the north side of FM 455, approximately 2,600 feet east of Preston Road and is located within the City of Celina's ETJ. (Preston Trail Development Agreement)

Brooks Wilson, AICP, WilPLAN, consultant for the City, presented the staff report.

Adam James, Trico Development and Land Company, also addressed the Commission with a brief presentation. Chairman Hangartner opened the public hearing. No one came forward to speak and the Chairman closed the public hearing.

Commissioner Bain moved to approve with Commission Haley seconding the motion. The motion passed unanimously.

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

- E. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon development standards for a future commercial development on an approximately 40.279 acre tract of land situated in the Coleman Watson Survey, Abstract No. 495, Collin County, Texas. The property is generally located on the north side of Choate Parkway, approximately 1,600 feet west of Custer Road and is located within the City of Celina's ETJ. (Celina 40 Development Standards)

Planner Raha Pouladi presented the staff report.

Shea Kirkman, Kirkman Engineering, 312 W. Walnut, Celina, Texas, representing the developer, G&N Estates LLC, also gave a brief presentation on the project.

Chairman Hangartner opened the public hearing.

Robert Newell, 3000 Choate Parkway, Celina, Texas, spoke in opposition to the project. He expressed concerns about his livestock grazing adjacent to commercial uses.

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

Commissioner Barley moved to approve with Chairman Hangartner seconding the motion. The motion passed unanimously.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shelby Barley, Vice Chairman
SECONDER:	Ben Hangartner, Chairman
AYES:	Becker, Hangartner, Barley, Bain, Haley
ABSENT:	Freeman, Ousley

VIII. ADJOURNMENT:

The meeting was adjourned by the Chairman at 8:17 pm.

Chairman

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

Date Minutes Approved