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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 17, 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	Absent	
Jace Ousley	City of Celina	Commissioner	Absent	
Eric Becker	City of Celina	Commissioner	Present	
Bryan Poché	City of Celina	Commissioner	Absent	
Madhuri Mohan AICP	City of Celina	Planning Manager	Present	
Raha Pouladi	City of Celina	Senior Planner	Present	
Angela Wu	City of Celina	Management Analyst	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.

A. Neighborhood Vision Book Presentation (Mohan):

Madhuri Mohan, Planning Manager, presented the Neighborhood Vision Book.

B. Comprehensive Plan - Concepts & Highlights Presentation (Nusser):

Abra Nusser, Consultant with Kimley-Horn, 6160 Warren Parkway, Suite 210, Frisco, TX 75034, presented the concepts and highlights of the Comprehensive Plan.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the October 20, 2020, Planning & Zoning Commission meeting.

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to zone an approximately 51 acre tract of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located west of Louisiana Drive and north of J Fred Smith Parkway within the Extraterritorial Jurisdiction (ETJ). (Cottages PD - Zoning)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, TX 75009, cited concerns about the concept plan, including the size and density of lots, available parking, and the shared driveways.

Jim Knight, representing Old Celina, Ltd., 621 N. Main Street, Suite 415, Grapevine, TX 76051, supported the zoning request and asked staff to share construction details, including the drainage on the site.

Craig James, Applicant, 102 E. Broadway Street, Suite 940, Prosper, TX 75078, stated that the developer has already worked on issues cited by Mr. Knight and that he trusts the planning process.

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

The Commissioners discussed the item.

Commissioner Bain motioned to approve the item as proposed.

Vice Chairman Barley seconded the item.

All were in favor, and the item was approved.

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

- B. Conduct a public hearing to consider and act upon a request to zone approximately 187 acre tracts of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located east of CR 86 (future Coit Road) and south of Choate Parkway within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Wilson Creek Meadows PD - Zoning)

Raha Pouladi, Senior Planner, presented the staff report.

Chairman Hangartner opened the public hearing.

Terry Mitchell, Applicant, 106 Decker Court, Suite 310, Irving, TX 75062, stated that he is available to answer questions.

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

Vice Chairman 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 Chairman
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Barley, Bain, Becker
ABSENT:	Haley, Ousley, Poché

- C. Conduct a public hearing to consider and act upon a request to zone approximately 3,237 acre tracts of land to Planned Development (PD) with Dallas North Tollway Overlay District (DNTO) and various uses, generally located north of J Fred Smith Parkway, west of Celina Parkway, east of Dallas Parkway, and south of Marilee Road within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Dynavest PD - Zoning)

Ms. Mohan presented the staff report.

Chairman Hangartner opened the public hearing.

David Martin, Attorney at Winstead P.C., 2728 North Harwood Street, Suite 500, Dallas, TX 75201, spoke on behalf of the applicant, stating that he was available to answer questions.

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

Vice Chairman Barley 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:	Shelby Barley, Vice Chairman
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Barley, Bain, Becker
ABSENT:	Haley, Ousley, Poché

- D. Conduct a public hearing to consider and act upon a request to zone an approximately 557 acre tract of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) and Mixed-Use Zoning District (MU) base zoning, generally located at the southwest corner of Custer Road and Choate Parkway, within the Extraterritorial Jurisdiction (ETJ). (Mustang Lakes Expansion PD – Zoning)

Ms. Pouladi presented the staff report.

Chairman Hangartner opened the public hearing.

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

Commissioner Bain 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:	Shawn Bain, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Barley, Bain, Becker
ABSENT:	Haley, Ousley, Poché

- E. Conduct a public hearing to zone approximately 294 acre tracts of land to Agricultural District (AG), generally located west of Farm to Market Road 2478, south of Kathie Court, north of Parvin Road, and east of Farm to Market Road 1385, within the Extraterritorial Jurisdiction (ETJ). (Mustang Lakes Expansion Remainder - Zoning)

Ms. Pouladi presented the staff report.

Chairman Hangartner opened the public hearing.
No one came forward to speak and the public hearing was closed.
Commissioner Bain motioned to approve the item as proposed.
Vice Chairman Barley seconded the item.
All were in favor, and the item was approved.

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

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:45 p.m.