



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, NOVEMBER 19, 2019
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	
Mitch Freeman	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	
Dusty McAfee AICP	City of Celina	Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Manager	Present	
Raha Pouladi	City of Celina	Senior Planner	Present	
Jeannie Regan	City of Celina	Planning Technician	Present	

Chairman Hangartner called the meeting to order at 5:30 p.m. established a quorum, and led those present in the 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 new business consideration.

A. American Planning Association Award Discussion.

Dusty McAfee, Director of the Development Services, presented the award from the American Planning Association (APA) Texas Chapter to the Commission. This award recognized the public outreach efforts conducted during the process of developing the Downtown Master Plan.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the October 15, 2019, Planning & Zoning Commission meeting.
- B. Consider and act upon a Conveyance Plat for Old Celina Sunset Addition, being an approximately 0.5 acre tract of land situated in the B.B.B & C.R.R. Survey, Abstract No. 132, Collin County, Texas; generally located on the southeast corner of Carl Darnall Parkway (FM 428) and Sunset Boulevard. (Old Celina Sunset Addition - Conveyance Plat)
- C. Consider and act upon a Conveyance Plat for Celina 22 Addition, being an approximately 23 acre tract of land situated in the Thomas Stayton Survey, Abstract No. 805, Collin County, Texas; generally located 430 feet north of Malone Street and west of Louisiana Drive. (Celina 22 Addition - Conveyance Plat)
- D. Consider and act upon a Final Plat for Collin College, being an approximately 75 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas; generally located south of Choate Road and approximately 2,500 feet east of Preston Road. (Collin College Celina - Final Plat)
- E. Consider and act upon a Final Plat for Greenway Phase 2, being an approximately 27 acre tract of land situated in the I. C. Williamson Survey, Abstract No. 943, Collin County, Texas; generally located east of County Road 52 and 1,500 feet south of FM 428. (Greenway Phase 2 - Final Plat)
- F. Consider and act upon a Preliminary Plat for Light Farms Toll Tracts and Prairie Crossing Re-Alignment, being an approximately 106 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located north of Frontier Parkway and east of CR 50. (Light Farms Toll Tracts and Prairie Crossing Re-Alignment - Preliminary Plat)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Eric Becker, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Hangartner, Barley, Bain, Freeman, Haley, Ousley, Becker

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon a request to rezone approximately 16 acres of land from Planned Development District (PD) with Industrial District (I) base zoning, to Multi-Family Urban Edge District (MF-2) zoning; generally located west of the BNSF Railroad and north of Frontier Parkway, within the City Limits. (Prairie Crossing - Rezoning)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing. No one came forward and the public hearing was closed.

Commissioner Haley motioned to approve the item.

Commissioner Bain seconded the motion.

All were in favor, and the item was approved unanimously.

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

- B. Conduct a public hearing to consider testimony and act upon a request to rezone approximately 7 acres of land from Agricultural District (AG), to Planned Development (PD) with Industrial District (I) base zoning; generally located on the northwest corner of County Road 53 and the BNSF Railroad, within the City Limits. (Redi-Mix- Planned Development)

Raha Pouladi, Senior Planner, presented the staff report.

Maxwell Fisher, Masterplan Consultant, Applicant, 900 Jackson Street, Suite 640, Dallas, TX 75202 presented the case.

Chairman Hangartner opened the public hearing. No one came forward and the public hearing was closed.

Commissioner Barley motioned to approve the item.

Commissioner Freeman seconded the motion.

All were in favor, and the item was approved unanimously.

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

- C. Conduct a public hearing to consider testimony and act upon a request to rezone approximately 12 acres of land from Agricultural District (AG), to Planned Development (PD) with Multi-Family Urban Edge District (MF-2) base zoning; generally located west of Oklahoma Drive and 2,000 feet north of Glendenning Parkway, within the City Limits. (Gateway Downtown Celina - Planned Development)

Raha Pouladi, Senior Planner, presented the staff report.

Shea Buyers, J Street Companies, Applicant, 16800 Westgrove Drive, Suite 200, Addison, TX 75001 presented the case.

Chairman Hangartner opened the public hearing.

Eddie East, 410 E Malone Street, Celina, TX 75009, cited concerns about the structure and safety of the building during tornadoes.

Chairman Hangartner closed the public hearing.

The commission asked a few questions that were addressed by staff.

Commissioner Becker motioned to approve the item.

Commissioner Haley seconded the motion.

All were in favor, and the item was approved unanimously.

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

- D. Conduct a public hearing to consider testimony and act upon a request for a Development Agreement, including the adoption of Development Regulations, for a mixed-use development on approximately 131 acres of land; generally located east of the BNSF Railroad and north of Malone Street, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Northside at Rollertown - Development Agreement)

Madhuri Mohan, Planning Manager, presented the staff report.

Mike Meyer, TBG Partners, Applicant, 2001 Bryan Suite #1450, Dallas, TX 75201 presented the case.

Chairman Hangartner opened the public hearing.

Eddie East, 410 E Malone Street, Celina, TX 75009, cited concerns about height, loss of pastoral view, and drainage.

Alfredo Fierro, 1055 N Louisiana, Celina, TX 75009, shared concerns regarding safety with the new neighborhood.

Chairman Hangartner closed the public hearing.

The commission asked a few questions that were addressed by staff.

Commissioner Haley motioned to approve the item.

Commissioner Bain seconded the item.

The motion was approved 6 to 1, with Commissioner Barley being the dissenting vote.

RESULT:	APPROVED [6 TO 1]
MOVER:	Charles Haley, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Bain, Freeman, Haley, Ousley, Becker
NAYS:	Barley

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:38 p.m.