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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, OCTOBER 20, 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	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	
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	
Rebecca Barton	City of Celina	Downtown Development Manager	Present	

Chairman Hangartner called the meeting to order at 5:32 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.

1. Scenic City Certification Presentation. (McAfee)

Dusty McAfee, Director of Development Services, presented on the City of Celina gaining platinum status as part of its Scenic City certification.

2. Downtown Code – 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 Downtown Code.

Chairman Hangartner asked general questions about how the Downtown Code distinguishes between form and use, and also about the Downtown Commission.

Ms. Nusser addressed the questions.

III. CONSENT AGENDA:**A. Minutes Approval:**

1. Minutes from the September 15, 2020, Planning & Zoning Commission meeting.

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon an amendment to the City's Code of Ordinances, Chapter 10: Subdivision Regulations, Article 10.03, Subdivision Ordinance. (Subdivision Ordinance Amendment) (McAfee)

Mr. McAfee, Director of Development Services, presented the item.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, TX 75009, cited concerns regarding changes to items proposed to be on the consent agenda and how those items may be better served by a public hearing. Mr. Bainum also asked general questions regarding changes to the subdivision ordinance.

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

Mr. McAfee addressed the questions.

Vice Chairman Barley motioned to approve the item with the exception that the Commission shall continue to hold public hearings regarding any revisions to the Subdivision Ordinance.

Commissioner Ousley seconded the item.

All were in favor, and the item was approved.

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

- B. Conduct a public hearing to consider and act upon a request to rezone an approximately 29 acre tract of land from Commercial, Office, & Retail Zoning District (C) to Mixed-Use Zoning District (MU), generally located at the northwest corner of Legacy Drive and Frontier Parkway. (NWC Frontier & Legacy - Zoning) (Pouladi)

Madhuri Mohan, Planning Manager, 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, Ousley, Becker, Poché
ABSENT:	Haley

- C. Conduct a public hearing to consider and act upon a request to zone an approximately 30 acre tract of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located approximately 1,650 feet east of Celina Parkway (County Road 52) and approximately 1,000 feet south of Glendenning Parkway, within the Extraterritorial Jurisdiction (ETJ). (Greenway East - PD Zoning) (Mohan)

Ms. Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

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

Vice Chairman Barley asked whether any concessions were made in the zoning request.

Ms. Mohan addressed the question.

Commissioner Ousley 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:	Jace Ousley, Commissioner
SECONDER:	Bryan Poché, Commissioner
AYES:	Hangartner, Barley, Bain, Ousley, Becker, Poché
ABSENT:	Haley

- D. Conduct a public hearing to zone approximately 18 acre tracts of land to Agricultural District (AG), generally located on the north and south sides of Choate Parkway, west of Custer Road, and east of Coit Road, within the Extraterritorial Jurisdiction (ETJ). (Greenway East Remainder - Zoning) (Mohan)

Ms. Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, TX 75009, asked what limitations there may be on development in an Agriculture District.

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

Ms. Mohan addressed the question.

Commissioner Bain motioned to approve the item as proposed.

Commissioner Becker seconded the item.

The motion was approved 5 to 1, with Commissioner Ousley being the dissenting vote.

RESULT:	APPROVED [5 TO 1]
MOVER:	Shawn Bain, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Barley, Bain, Becker, Poché
NAYS:	Ousley
ABSENT:	Haley

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:42 p.m.