



**NOTICE OF
CITY OF CELINA
PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, OCTOBER 16, 2018
5:30 PM**

MINUTES

I. WORKSESSION 5:30 PM:

Due to the absence of Chairman Hangartner, Vice-Chairman Barley called the meeting to order. The Commissioners then convened in Worksession.

The Planning and Zoning Commission will convene in a Worksession to discuss upcoming issues. The meeting is open to the public.

II. REGULAR MEETING 6:00 PM:

Chairman Pro-Tem Shelby Barley called the meeting to order at 6:00pm. Commissioners present were Jace Ousley, Shawn Bain, and Eric Becker. Commissioners absent were Chairman Ben Hangartner, Mitch Freeman, and Charles Haley.

- A. The Chairman will call the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas flags.

III. DIRECTOR'S REPORT:

- A. APA Planning Excellence Award.

Director of Development Services Dusty McAfee announced that the Planning Department had won the American Planning Association Excellence Award.

- B. City Council Update for October 9, 2018.

Director of Development Services Dusty McAfee reviewed the cases that had been brought to the City Council at the October 9, 2018 meeting.

IV. CONSENT AGENDA:

- A. Planning & Zoning Commission - Regular Meeting - Sep 18, 2018 5:30 PM

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

V. PUBLIC HEARINGS/ACTION ITEMS:

- A. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a residential replat of Lots 10, 11, and 12, Block 58, Celina Original Donation Addition, totaling approximately 0.497 acres and situated in the Collin County Land Survey #14, Abstract No. 167. The lots shall be replatted into two lots, Lots 11R (0.188 acres) and 12R (0.309 acres), Block 58 of the Celina Original Donation Addition. The property is generally located on the northwest corner of E. Ash Street and S. Arkansas Drive. (Earnestine Jones Ash Street Replat)

Brooks Wilson, AICP, Consultant to the City, presented the staff report and reminded the Commission that residential replats require a Public Hearing.

Chairman Pro-Tem Barley opened the public meeting.

Isiah Moore, Jr, 402 S. New Mexico Drive, Celina, Texas, 75009, asked for clarification regarding the possible effect on his property.

Sheree Williams, 403 E. Ash Street, Celina, Texas, 75009, asked if the replat would affect her property.

Laura Andrews, PO Box 584, Celina, Texas, 75009, also asked if the replat would affect her property.

Staff explained that the replat would only affect Ms. Jones' property and that no other nearby properties would be affected.

There being no further questions or comments, Chairman Pro-Tem Barley closed the public meeting and asked for a motion.

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

- B. Consider and act upon a Final Plat for Glen Crossing Phase 2, an approximately 77.324 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas, and generally located on the west side of Old Log Trail (CR-1117) and approximately 1,500 feet south of Glendenning Parkway (CR-55). (Glen Crossing Phase 2 Final Plat)

Raha Pouladi, Planner for the City of Celina, presented to staff report and asked that the Commission approved the plat subject to the final comments being addressed prior to filing of the plat with the county.

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

- C. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City of Celina's Code of Ordinances Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 5: Exterior Construction and Design Requirements. (Architectural Standards)

Brooks Wilson, AICP, Consultant to the City, presented the staff report.

Chairman Pro-Tem Barley opened the public meeting.

No one came forward to speak. Chairman Pro-Tem Barley closed the public meeting and asked for a motion.

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

- 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 72.26 acre tract of land situated in the L. Routh Survey, Abstract No. 779, Collin County, Texas. The property is generally located on the southwest corner of CR-87 and CR-90 and is located within the City of Celina's ETJ. (Central Park Villas Development Standards)

Brooks Wilson, AICP, Consultant to the City, presented the staff report.

Larry Beck, Chapel Creek Partners, 918 W. Walnut Street, Celina, Texas, 75009, described the project.

Chairman Pro-Tem Barley opened the public meeting.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, spoke against the project citing the smaller home and lot sizes. He also suggested that the City create an Annexation Plan.

Commissioner Ousley asked whether the community is planned to be gated.

Ms. Wilson responded that this community will not be gated and that staff does not encourage gated communities in Celina.

There being no further questions or comments, Chairman Pro-Tem Barley closed the public meeting and asked for a motion.

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

- E. 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, Zoning Districts, to add a new section 14.03.032, Dallas North Tollway Overlay District. (Dallas North Tollway Overlay District)

Brooks Wilson, AICP, Consultant to the City, presented the staff report.

Chairman Pro-Tem Barley opened the public meeting.

No one came forward to speak. Chairman Pro-Tem Barley closed the public meeting and asked for a motion.

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

- F. 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 14.04.002, Accessory Buildings and Use Regulations, to modify the regulations for accessory buildings. (Accessory Buildings)

Brooks Wilson, AICP, Consultant to the City, presented the staff report.

Chairman Pro-Tem Barley opened the public meeting.

No one came forward to speak. Chairman Pro-Tem Barley closed the public meeting and asked for a motion.

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

VI. ADJOURNMENT:

Chairman Pro-Tem Barley adjourned the meeting at 6:58 PM

Chairman

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

Date Minutes Approved