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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, OCTOBER 19, 2021
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chair	Present	
Shelby Barley	City of Celina	Commissioner	Present	
Shawn Bain	City of Celina	Commissioner	Absent	
KJ Clark	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Late	5:31 PM
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 Director	Present	
Bella Lopez	City of Celina	Senior Planner	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	
Kari White	City of Celina	Senior Planner	Present	

Chair 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.

Chair Hangartner introduced KJ Clark as a newly-appointed commissioner.

A. P&Z Appointment for Chair and Vice-Chair:

The commission voted on nominating a Chair. Ben Hangartner was nominated for Chair.

Commissioner Ousley motioned to approve.

Commissioner Poché seconded.

All were in favor, and Chair Hangartner was re-appointed.

The commission voted on nominating a Vice-Chair. Shelby Barley was nominated for Vice-Chair.

Commissioner Ousley motioned to approve.

Commissioner Becker seconded.

All were in favor, and Commissioner Barley was appointed Vice-Chair.

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

1. Minutes from the September 21, 2021, Planning & Zoning Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Shelby Barley, Vice Chair
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Clark, Barley, Ousley, Becker, Poché
ABSENT:	Bain

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to zone an approximately 43 acre tract of land to Collin County Outer Loop Overlay District (CCOLO), generally located north of the future Collin County Outer Loop and approximately 2,050 feet east of Smiley Road, within the City Limits. (Boilermaker Investments – Zoning)

Madhuri Mohan, Planning Director, presented the staff report.
Chair Hangartner opened the public hearing.
No one came forward to speak and the public hearing was closed.
The commissioners discussed the item.
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, Clark, Barley, Ousley, Becker, Poché
ABSENT:	Bain

- B. Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No. 21 on approximately 270 acres with a base of the Dallas North Tollway Overlay District (DNTD), generally located at the northwest corner of future Dallas North Tollway and FM 455, within the City Limits. (Parkwood – PD Amendment)

Bella Lopez, Senior Planner, presented the staff report.
Chair Hangartner opened the public hearing.
No one came forward to speak and the public hearing was closed.
The commissioners discussed the item.
Vice-Chair 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 Chair
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Clark, Barley, Ousley, Becker, Poché
ABSENT:	Bain

- C. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a “Batch Plant, Permanent” use on an approximately 64 acre tract of land, generally located at the northeast corner of County Road 51 and future Punk Carter Parkway, within the City Limits. (Bradford Batch Plant – SUP)

Kari White, Senior Planner, presented the staff report.

Chair Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas 75009, expressed concerns about the amount of acreage involved in the request, asked how many batch plants are in the area and how many the City anticipates overall, inquired about operating hours, and suggested expanding the notification area to include nearby, Extraterritorial Jurisdiction (ETJ) residential neighborhoods.

John Grobe, US Concrete representative, 320 Dianna Drive, Prosper, Texas 75078, provided information regarding the proposed batch plant's operations.

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

The commissioners discussed the item.

Dusty McAfee, Director of Development Services, addressed the commission.

Commissioner Becker motioned to approve the item with the condition that the Specific Use Permit is limited to 10 acres.

Commissioner Ousley seconded the item as amended.

All were in favor, and the item was approved.

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

- D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 5.3 acres of land, generally located north of FM 455 and approximately 1,565 feet west of future Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (Trails Baptist Church – DA)

Ms. White presented the staff report.

Chair Hangartner opened the public hearing.

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

The commissioners discussed the item.

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, Clark, Barley, Ousley, Becker, Poché
ABSENT:	Bain

- E. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 100 acres of land, generally located at the northeast corner of County Road 106 and future Coit Road, within the Extraterritorial Jurisdiction (ETJ). (The Estates at Bonita Lake – DA)

Ms. Mohan presented the staff report.
Chair Hangartner opened the public hearing.
No one came forward to speak and the public hearing was closed.
The commissioners discussed the item.
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, Clark, Barley, Ousley, Becker, Poché
ABSENT:	Bain

- F. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 9.8 acres of land, generally located south of Sunset Boulevard and approximately 1,950 feet east of KC Robinson Lane, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Shades of Green – DA)

Chair Hangartner recused himself due to a conflict of interest.
Ms. Mohan presented the staff report.
Vice-Chair Barley opened the public hearing.
No one came forward to speak and the public hearing was closed.
The commissioners discussed the item.
Commissioner Poché motioned to approve the item as proposed.
Commissioner Ousley seconded the item.
The motion was approved 5 to 0, with Chair Hangartner recusing.

RESULT:	APPROVED [5 TO 0]
MOVER:	Bryan Poché, Commissioner
SECONDER:	Jace Ousley, Commissioner
AYES:	Clark, Barley, Ousley, Becker, Poché
ABSENT:	Bain
RECUSED:	Hangartner

V. **ADJOURNMENT:**

Vice-Chair Barley adjourned the meeting at 6:24 p.m.