



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 21, 2021
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chairman	Present	
Charles Haley	City of Celina	Vice Chairman	Present	
Shawn Bain	City of Celina	Commissioner	Absent	
Shelby Barley	City of Celina	Commissioner	Present	
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	
Bella Lopez	City of Celina	Senior Planner	Present	
Kari White	City of Celina	Senior Planner	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.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the August 17, 2021, Planning & Zoning Commission meeting.

- B. Consider and act upon a Final Plat for Lilyana Phase 6 Marigold Lane, being an approximately 2 acre tract of land situated in the W. Wilhite Survey, Abstract 1002, Collin County, Texas; generally located east of County Road 83 (future Coit Road) and approximately 1,800 feet north of Frontier Parkway. (Lilyana Phase 6 Marigold Lane- Final Plat)

- C. Consider and act upon a Final Plat for Coit Frontier Villas, being an approximately 11 acre tract of land situated in the Jonathan Westover Survey, Abstract No. 1030, Collin County, Texas; generally located 440 feet east of the County Road 83 (future Coit Road) and approximately 330 feet north of Frontier Parkway. (Coit Frontier Villas - Final Plat)

- D. Consider and act upon a Preliminary Plat for Hillside Village, being an approximately 72 acre tract of land situated in the Collin County School Land Survey 14, Abstract No. 167, Collin County, Texas; generally located at the northwest corner of Glendenning Parkway and KC Robinson Lane. (Hillside Village - Preliminary Plat)
- E. Consider and act upon a Preliminary Plat for Green Meadows Phase 2 & 3, being an approximately 346 acre tract of land situated in the Robert Cowan Survey, Abstract No. 211, Denton County, Texas; generally located south of FM 428 (Future Outer Loop), and approximately 3,200 feet west of Legacy Drive. (Green Meadows Phase 2 & 3- Preliminary Plat)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No. 93 on 8 acres, generally located east of FM 1385, and approximately 560 feet north of Ballenger Road within the City Limits. (Legacy Storage – PD Amendment)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

Matt Moore, Applicant, 301 South Coleman, Suite 40, Prosper, Texas 75058, stated that he was available to answer questions.

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

The commissioners discussed the item.

Vice Chair Haley 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:	Charles Haley, Vice Chairman
SECONDER:	Bryan Poché, Commissioner
AYES:	Hangartner, Haley, Barley, Ousley, Becker, Poché
ABSENT:	Bain

- B. Conduct a public hearing to consider and act upon a request to zone an approximately 1.3-acre tract of land to Commercial, Office & Retail Zoning District (C), generally located east of FM 1385, and approximately 990 feet north of Tudor Place, within the Extraterritorial Jurisdiction (ETJ). (FM 1385 Retail – Zoning)

Bella Lopez, Senior Planner, presented the staff report.

Chairman Hangartner opened the public hearing.

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

The commissioners discussed the item.

Commissioner Barley motioned to approve the item as proposed.

Vice Chair Haley seconded the item.

All were in favor, and the item was approved.

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

- C. Conduct a public hearing to consider and act upon a request to zone an approximately 30-acre tract of land to Multi-Family Zoning Districts (MF-2/MF-3), generally located west of Louisiana Drive, and approximately 660 feet north of Poplar Street, within the City Limits. (Uptown Multi-Family – Zoning)

Ms. Lopez presented the staff report.

Chairman Hangartner opened the public hearing.

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

The commissioners discussed the item.

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

- D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 59 acres of land, generally located at the northwest corner of Louisiana Drive and County Road 58, within the Extraterritorial Jurisdiction (ETJ). (Legacy 58.5- DA)

Ms. Mohan presented the staff report.

Chairman Hangartner opened the public hearing.

Steve Robinson, 10401 County Road 58, Celina, Texas 75009, requested that the agricultural heritage of the adjacent properties is considered when designing the ultimate configuration of the subject property. He suggested having open space serve as a buffer between the subject property and adjacent properties.

Matt Moore, Applicant, 301 South Coleman, Suite 40, Prosper, Texas 75058, stated that he was available to answer questions.

Dale Bainum, 3541 Heritage Trail, Celina, Texas 75009, asked about the "flex" zoning definition.

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 commercial uses are located along the northern and eastern boundaries of the property and multifamily and industrial uses are limited to the remainder of the tract along the southern boundary.

Commissioner Barley seconded the item.

The motion was approved 5 to 1, with commissioner Poché being the dissenting vote.

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

- E. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for an “Auto, Gas Pumps/Fuel Sales” use on an approximately 2.4 acre tract of land, generally located at the southeast corner of Preston Road and Punk Carter Parkway, within the City Limits. (7-Eleven – Carter Ranch - SUP)

Mr. McAfee stated that the applicant had withdrawn the application and that no action by the commission was necessary.

Chairman Hangartner opened the public hearing.

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

RESULT:	NO ACTION
----------------	------------------

V. ADJOURNMENT:

Chair Hangartner announced Vice Chair Haley's resignation from the commission and thanked him for his service to the City of Celina.

Chair Hangartner adjourned the meeting at 6:47 p.m.