



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 18, 2018
5:30 PM**

MINUTES

I. WORKSESSION 5:30 PM:

The worksession allows the Planning & Zoning Commissioners to discuss upcoming issues. No votes will be taken. The meeting is open to the public.

II. REGULAR MEETING 6:00 PM:

Chairman Hangartner reconvened the Regular Meeting at 6:10 PM.

III. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

Chairman Hangartner called the meeting to order at 5:31 PM. All Commissioners were present.

Attendee Name	Organization	Title	Status	Arrived
Eric Becker	City of Celina	Commissioner	Present	
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	

IV. PLEDGE OF ALLEGIANCE:

Chairman Hangartner led those present in the salute to the American and Texas flags.

V. DIRECTOR'S REPORT:

1. Introduction of new Development Services Director, Dusty McAfee:

Alexis Jackson, AICP, outgoing Director of Development Services and current Director of Economic Development, introduced the incoming Director of Development Services, Dustin (Dusty) McAfee, AICP, former Director of Development Services in Sachse, Texas.

2. Report on August City Council Meeting:

Alexis Jackson presented the items that were considered at the September 11, 2018 City Council meeting.

VI. CONSENT AGENDA:

Minutes of the August 21, 2018 Planning & Zoning Commission Meeting:

1. Planning and Zoning Commission - Regular Meeting - Aug 21, 2018 5:30 PM

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

2. Consider and act upon a Minor Plat for Bold Cross Cowboy Church, an approximately 2.00 acre tract of land situated in the F. Wilkerson Survey, Abstract No. 1141, Denton County, Texas, and generally located on the east side of FM 1385 approximately 2,000 feet north of Parvin Road. (Bold Cross Cowboy Church Minor Plat)

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

VII. PUBLIC HEARING/ACTION:

1. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a request from Travadi Investments, LLC to rezone an approximately 5.00 acre tract of land from AG, Agricultural zoning district to PD, Planned Development zoning district with a base zoning designation of L1-Light Industrial zoning district. The property is situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas and is generally located on the north side of Parvin Road approximately 2,500 feet east of FM 1385, within the City of Celina. (Hawthorn Planned Development)

Brooks Wilson, AICP, Planning Consultant for the City, presented the staff report.

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

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

2. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a request from David Nguyen to rezone an approximately 0.965 acre tract of land from AG, Agricultural zoning district to R-O, Retail-Office zoning district. The property is situated in the C. Watson Survey, Abstract No. 945, Collin County, Texas and is generally located on the west side of Custer Road (FM 2478) approximately 2,500 feet north of Frontier Parkway (FM 1385), within the City of Celina. (Custer Road Medical Center Zoning)

Brooks Wilson, AICP, Planning Consultant for the City, presented the staff report.

David Bond, Spiars Engineering, 765 Custer Rd, Suite 100, Plano, TX, 75075, representing the applicant, clarified for the Commission that the existing fence located on the north boundary line of Preston Meadows

would be used and the applicant would plant sufficient trees, including evergreen trees, to create a visual barrier between the single family homes and the proposed office.

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

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

3. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request to amend PD-48, Planned Development No. 48; being an approximately 30.16 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas; the property is generally located on the west side of Preston Road (SH 289) and south of Choate Parkway (CR 88). (Celina 79 Partners/Outer Loop PD Amendment)

Alexis Jackson, AICP, outgoing Director of Development Services, presented the staff report.

Rob Daake, Associate Attorney with Abernathy, Roeder, Boyd & Hullett, PC, 1700 Redbud Boulevard, Suite 300, McKinney, Texas, 75069, representing the applicant, presented a brief presentation in support of the rezoning request.

Chairman Hangartner opened the public hearing. There being no questions or comments from the floor, Chairman Hangartner closed the public hearing.

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

4. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request to amend PD-46, Planned Development No. 46; being an approximately 24.587 acre tract of land situated in the William Davenport Survey, Abstract No. 262 and the F.D. Gray Survey, Abstract No. 361, Collin County, Texas and the J. McKinn Survey, Abstract No. 889, the William Phillips Survey, Abstract No. 1029 and the A. Thomasson Survey, Abstract No. 1265, Denton County, Texas; the property is generally located on the west and east sides of N. Legacy Drive (CR 6), and north of Frontier Parkway (CR 5). (Creeks of Legacy PD Amendment)

Alexis Jackson, AICP, outgoing Director of Development Services, presented the staff report.

Rob Daake, Associate Attorney with Abernathy, Roeder, Boyd & Hullett, PC, 1700 Redbud Boulevard, Suite 300, McKinney, Texas, 75069, representing the applicant, presented a brief presentation in support of the rezoning request.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, TX, 75009 spoke against the rezoning request and requested that the buffer between the single family residential homes and the multi-family structures be a full one hundred feet.

Brian Dondrade, 4268 Coffee Mill Road, Prosper, TX, 75078, President of the Creeks of Legacy HOA, spoke against the rezoning request. He also would like to see the one hundred foot buffer and asked that the developer provide a proper screening.

Aleeson Awins, 4010 Bear Creek Court, Prosper, TX, 75078 spoke against the rezoning request and reminded the Commissioners that they had voted against the removal of the collector roadway from the tract which would have provided screening and asked that they vote against this proposal as well.

David Koher, 4120 Pecan Bayou Court, Prosper, TX, 75078 simply said that he was opposed to the rezoning request.

There being no additional questions or comments from the floor, Chairman Hangartner closed the public hearing and called for a motion.

RESULT:	APPROVED [6 TO 1]
MOVER:	Mitch Freeman, Commissioner
SECONDER:	Shelby Barley, Vice Chairman
AYES:	Becker, Hangartner, Barley, Bain, Freeman, Haley
NAYS:	Ousley

5. 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, Planning Consultant for the City, presented the staff report.

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

The Commissioners determined that they needed additional time to study the proposed ordinance changes.

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

6. 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, Planning Consultant for the City, presented the staff report.

Chairman Hangartner opened the public hearing.

Matthew Kiran, 15504 W. FM 455, Celina, TX, 75009, spoke to the question of whether intermediate uses within the DNTD corridor would be considered if high-rise development was not yet occurring.

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

The Commissioners determined that they needed additional time to study the proposed ordinance changes.

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

7. Consider and act upon a request by Texas Star Bank for a meritorious exception to the Sign Ordinance to allow the construction of a monument sign that exceeds the size limits of Section 3.07.018, Permitted Signs.

Brooks Wilson, AICP, Planning Consultant for the City, presented the staff report.

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

VIII. ADJOURNMENT:

Chairman Ben Hangartner adjourned the meeting at 7:38 pm.

Chairman

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

Date Minutes Approved