



**PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, SEPTEMBER 17, 2019
5:30 PM**

MINUTES

I. CALL TO ORDER:

Vice Chairman Barley called the meeting to order at 5:30 p.m. established a quorum, and led those present in the salute to the American and Texas Flags.

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chairman	Absent	
Shelby Barley	City of Celina	Vice Chairman	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Mitch Freeman	City of Celina	Commissioner	Present	5:40 PM
Charles Haley	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Present	5:58 PM
Eric Becker	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	Planner	Present	
Jeannie Regan	City of Celina	Planning Technician	Present	

II. WORKSESSION:

The Planning and Zoning Commission held a Worksession to discuss future agenda items, update on Council actions, training topics, and request for new business consideration.

III. CONSENT AGENDA:

A. Minutes Approval:

- Minutes from the August 20, 2019, Planning & Zoning Commission meeting.

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon a request to revise an existing development agreement to modify development standards to allow for a master planned single-family residential development on an approximately 701 acre tract of land, generally located on the east side of CR 87 (future Coit Road) and south of future Ousley Boulevard within the City Limits. (Parks at Wilson Creek Revised Development Agreement)

Dusty McAfee, Director of Development Services, presented the staff report.

Vice Chairman Barley opened the public hearing.

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

Commissioner Bain moved to approve the item.

Commissioner Freeman seconded the motion, and the motion was approved unanimously.

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

- B. Conduct a public hearing to consider testimony and act upon a request to amend the Development Regulations of Planned Development (PD) No.61 to modify development standards to allow for a master planned single-family residential development on an approximately 701 acre tract of land, generally located on the east side of CR 87 (future Coit Road) and south of future Ousley Boulevard within the City Limits. (Parks at Wilson Creek Revised Planned Development)

Mr. McAfee presented the staff report.

Matt Alexander, Applicant, said he was present for any questions.

Vice Chairman Barley opened the public hearing.

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

Commissioner Haley moved to approve the item.

Commissioner Bain seconded the motion, and the motion was approved unanimously.

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

- C. Conduct a public hearing to consider testimony and act upon a request to amend the Development Regulations of Planned Development (PD) No.67 to allow for a mixed use development on an approximately 33 acre tract of land, generally located on the northwest corner of Preston Road and Frontier Parkway within the City Limits. (The Grove at Frontier/Lanterra Planned Development Amendment)

Madhuri Mohan, Planning Manager, presented the staff report.

Todd Evans, Applicant, presented The Grove at Frontier/Lanterra's project development, and was present for any questions.

Vice Chairman Barley opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009 spoke generally about the project.

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

Commissioner Becker moved to approve the item.

Commissioner Freeman seconded the motion, and the motion was approved unanimously.

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

- D. Conduct a public hearing to consider testimony and act upon a request to rezone an approximately 16 acre tract of land from General Commercial District (C-2), to Planned Development (PD) with Mixed-Use Suburban District (MU-1) and the Preston Road Overlay (PRO) base zoning, generally located west of Preston Road and north of Frontier Parkway, within the City Limits. (Sky Ridge Planned Development)

Ms. Mohan presented to the commissioners, letting them know that the applicants had withdrawn their zoning request.

- E. Conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning Ordinance. (Zoning Ordinance Amendment)

Brooks Wilson, Planning Consultant with Wilplan, presented the staff report.

Vice Chairman Barley opened the public hearing.

Dale Bainum, 3541 Heritage Trail Celina, Texas, 75009 spoke generally addressing the zoning ordinance.

Commissioner Becker moved to approve the item.

Commissioner Freeman seconded the motion, and the motion was approved unanimously.

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

V. **ADJOURNMENT:**

Vice Chairman Barley adjourned the meeting at 6:38 p.m.