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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 15, 2020
5:30 PM**

MINUTES

I. CALL TO ORDER:

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	Absent	
Charles Haley	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	Absent	
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	Senior Planner	Present	
Angela Wu	City of Celina	Management Analyst	Present	

Vice-Chairman Barley 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.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the August 18, 2020, Planning & Zoning Commission meeting.

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

- B. Consider and act upon a Preliminary Plat for Edgewood Creek, being an approximately 247 acre tract of land situated in the John Ray Survey, Abstract No. 1104, William S. Ray Survey, Abstract No. 1105, Aaron Ray Survey, Abstract No. 1106, and Daniel Ray Survey, Abstract No. 1107, Denton County, Texas; generally located north of Punk Carter Parkway Way and approximately 1,600 feet east of FM 1385. (Edgewood Creek - Preliminary Plat)
- C. Consider and act upon a Residential Replat for Westgate Addition Section Three, Lot 5R-1 and Lot 5R-2, an approximately 0.47 acre tract of land, generally located north of Sunset Boulevard and approximately 300 feet west of Utah Drive. (Westgate Addition Replat)
- D. Consider and act upon a Final Plat for Buffalo Ridge Phase 1, being an approximately 26 acre tract of land situated in the L.M. Boyd Survey, Abstract No. 48, Collin County, Texas; generally located west of Coit Road and approximately 700 feet south of Robinson Drive. (Buffalo Ridge Ph. 1 - Final Plat)

IV. **PUBLIC HEARINGS/ACTION ITEMS:**

- A. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 53 acre tract of land to Community Facilities District (CF), generally located south of Robinson Drive and east of County Road 132, within the Extraterritorial Jurisdiction (ETJ). (Future City Park (51 Acres) – Zoning)

Raha Pouladi, Senior Planner, presented the staff report.

Vice-Chairman Barley opened the public hearing.

Jody O'Donnell, 4406 Lively Lane, Dallas, TX 75220, asked questions about lighting and future plans for the park.

David Barnes, 8914 CR 134, Celina, TX 75009, asked general questions about the park and the potential layout.

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

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

Commissioner Ousley 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:	Jace Ousley, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Barley, Haley, Ousley, Becker
ABSENT:	Hangartner, Bain, Poché

- B. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 10 acre tract of land to Dallas North Tollway Overlay District (DNTO), generally located west of Celina Parkway, approximately 1,200 feet east of Dallas Parkway, and approximately 1,300 feet north of future Collin County Outer Loop within the Extraterritorial Jurisdiction (ETJ). (Plagge - Zoning)

Raha Pouladi, Senior Planner, presented the staff report.

Vice-Chairman Barley opened the public hearing.

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

Commissioner Ousley motioned to approve the item as proposed.

Commissioner Haley seconded the item.

All were in favor, and the item was approved.

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

- C. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 42 acre tract of land to Single-Family Residential Detached District (SF-R), generally located north of future Glendenning Parkway and approximately 1,200 feet west of Coit Road, within the Extraterritorial Jurisdiction (ETJ). (Bellevue (Miller) - Zoning)

Madhuri Mohan, Planning Manager, presented the staff report.
 Vice-Chairman Barley opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 Commissioner Haley 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:	Charles Haley, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Barley, Haley, Ousley, Becker
ABSENT:	Hangartner, Bain, Poché

- D. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 15 acre tract of land to Commercial, Office, & Retail District (C), generally located north of Frontier Parkway and approximately 600 feet east of Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Frontier Mini Storage – Zoning)

Madhuri Mohan, Planning Manager, presented the staff report.
 Vice-Chairman Barley opened the public hearing.
 No one 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 Haley motioned to approve the item as proposed.
 Commissioner Ousley seconded the item.
 All were in favor, and the item was approved.

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

- E. Conduct a public hearing to consider testimony and act upon a request for a Specific Use Permit (SUP) to allow for Senior Living on an approximately 16 acre tract of land, generally located west of Preston Road and approximately 400 feet south of John Campbell Trail. (eVantage Senior Living - SUP)

Madhuri Mohan, Planning Manager, presented the staff report.
 Pankaj Srivastava, Applicant, 5700 Granite Parkway, Suite 470, Plano, TX 75024, presented a powerpoint providing more details.

Vice-Chairman Barley opened the public hearing.

The Commissioners discussed the item.

Ms. Mohan and Mr. McAfee addressed the Commission.

Mr. Srivastava addressed the question.

Dale Bainum, 3541 Heritage Trail, Celina, TX 75009, asked general questions regarding SUPs and land uses surrounding the subject property.

Mr. McAfee addressed the questions.

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

Commissioner Ousley 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:	Jace Ousley, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Barley, Haley, Ousley, Becker
ABSENT:	Hangartner, Bain, Poché

V.

ADJOURNMENT:

Vice-Chairman Barley adjourned the meeting at 6:20 p.m.