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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, AUGUST 17, 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	Present	
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	
Raha Pouladi	City of Celina	Senior Planner	Present	
Bella Lopez	City of Celina	Senior Planner	Present	

Chairman 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.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the July 20, 2021, Planning & Zoning Commission meeting.

- B. Consider and act upon a Preliminary Plat for Northside at Rollertown, being an approximately 131 acre tract of land situated in the Collin County School Land Survey, Abstract No. 170, Collin County, Texas; generally located east of the BNSF Railroad and north of Malone Street. (Northside at Rollertown - Preliminary Plat)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to rezone approximately 15 acres to Downtown Code (The Bricks Subdistrict) Zoning District (DTC), generally located west of Louisiana Drive, and approximately 235 feet north of Poplar Street, within the City Limits. (Southcreek (South Tract) – Rezoning)

Raha Pouladi, 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, Bain, Barley, Ousley, Becker, Poché

- B. Conduct a public hearing to consider and act upon a request to rezone approximately one acre to Downtown Code (The Bricks Subdistrict) Zoning District (DTC), generally located west of Florida Drive, and approximately 810 feet north of Walnut Street, within the City Limits. (302 N. Florida – Rezoning)

Ms. Pouladi 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 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, Bain, Barley, Ousley, Becker, Poché

- C. Conduct a public hearing to consider and act upon a request to amend the Development Regulations of Planned Development (PD) No. 91 on approximately 10.4 acres, generally located west of Louisiana Drive, and approximately 1,100 feet south of County Road 994, within the City Limits. (Celina 10 – PD Amendment)

Madhuri Mohan, Planning Manager, presented the staff report.
Chairman Hangartner opened the public hearing.
Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked about the thickness of the gravel.
No one else came forward to speak and the public hearing was closed.
The commissioners discussed the item.
Mr. McAfee and Mrs. Mohan addressed the commission.

Commissioner Becker motioned to approve the item with the condition to use decomposed granite only.
Commissioner Barley seconded the item.
All were in favor, and the item was approved.

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

- D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 51 acres of land, generally located north of the future Collin County Outer Loop, and approximately 1,045 feet west of FM 2478 (future Custer Road), within the Extraterritorial Jurisdiction (ETJ). (Matusek Tract (PAWC) – DA)

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 Bain 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:	Shawn Bain, Commissioner
SECONDER:	Bryan Poché, Commissioner
AYES:	Hangartner, Haley, Bain, Barley, Ousley, Becker, Poché

- E. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 263 acres of land, generally located south of the future Collin County Outer Loop, and approximately 2,100 feet west of FM 2478 (future Custer Road), within the Extraterritorial Jurisdiction (ETJ). (Belknap Tract - DA)

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.
Commissioner Becker motioned to approve the item with the added uses of MF-0 and C to the southwestern tract along the Outer Loop.
Commissioner Poché seconded the item.
All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eric Becker, Commissioner
SECONDER:	Bryan Poché, Commissioner
AYES:	Hangartner, Haley, Bain, Barley, Ousley, Becker, Poché

V. **ADJOURNMENT:**

Chairman Hangartner adjourned the meeting at 6:29 p.m.