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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, AUGUST 16, 2022
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chair	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Shelby Barley	City of Celina	Vice Chair	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	Executive Director of Development Service	Present	
Madhuri Mohan AICP	City of Celina	Planning Director	Present	
Kari White	City of Celina	Senior Planner	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	
Bella Lopez	City of Celina	Senior Planner	Present	

Chair 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:

1. Presentation of the Annual Downtown Update (McAfee)

Dusty McAfee, Executive Director of Development Services, presented the Annual Downtown Update.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the July 19, 2022, Planning & Zoning Commission meeting.

B. Consider and act upon a Plat Vacation for Celina 22 Addition, being an approximately 23 acre tract of land; generally located west of Louisiana Drive and 430 feet north of Malone Street. (Celina 22 Plat Vacation)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to amend the Concept Plan and Development Regulations of Planned Development (PD) No. 106 on approximately 253 acres, generally located 1,100 feet south of Sunset Boulevard and east and west of future Coit Road, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Tuscany Ph. 2 – PD Rezoning)

Bella Lopez, Senior Planner, presented the staff report.

Chair Hangartner opened the public hearing.

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

The commissioners discussed the item.

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

- B. Conduct a public hearing to consider and act upon a request to zone approximately 51 acres to a Planned Development (PD) with Single-Family Residential (SF-R), Single-Family Attached (SF-A), and Commercial, Retail, & Office (C) base zoning, generally located south of future Sunset Boulevard and 1,100 feet west of future Custer Road, within the Extraterritorial Jurisdiction (ETJ). (Matusek – PD Zoning)

Ms. Lopez presented the staff report.

Chair 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, Bain, Barley, Ousley, Becker, Poché

- C. Conduct a public hearing to consider and act upon a request to zone approximately 123 acres to Agricultural District (AG), generally located west of Peterman Parkway, east of Smiley Road, north of Parvin Road, and south of Marilee Road, within the Extraterritorial Jurisdiction (ETJ). (Tuscany Ph. 2 & Matusek Remainder – Zoning)

Madhuri Mohan, Planning Director, presented the staff report.

Chair Hangartner opened the public hearing.

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

The commissioners discussed the item.

Commissioner Poché 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:	Bryan Poché, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Bain, Barley, Becker, Poché
NAYS:	Ousley

V. ADJOURNMENT:

Chair Hangartner adjourned the meeting at 6:08 p.m.