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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 21, 2020
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chairman	Present	
Shelby Barley	City of Celina	Vice Chairman	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Charles Haley	City of Celina	Commissioner	Late	5:34 AM
Jace Ousley	City of Celina	Commissioner	Absent	
Eric Becker	City of Celina	Commissioner	Absent	
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	
Angela Wu	City of Celina	Management Analyst	Present	

Chairman Hangartner called the meeting to order at 5:32 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 June 16, 2020, Planning & Zoning Commission meeting.

- B. Consider and act upon a Final Plat for Light Farms Laurel Neighborhood Phase 1 and Barlett Neighborhood Phase 1, being an approximately 27.55 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located north of Frontier Parkway and west of Bridgewater Boulevard. (Light Farms Laurel Ph 1 & Barlett Ph1 - Final Plat)**

- C. Consider and act upon a Preliminary Plat for Light Farms BB Living Tract, being an**

approximately 23.445 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located north of Frontier Parkway and west of Prairie Crossing. (Light Farms BB Living - Preliminary Plat)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 149 acre tract of land within the Extraterritorial Jurisdiction (ETJ) to Commercial, Office, & Retail District (C), generally located at the northeast corner of Mayer Parkway and Punk Carter Parkway. (Edgewood Commercial - Zoning)

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.
 Vice Chairman Barley 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:	Shelby Barley, Vice Chairman
SECONDER:	Charles Haley, Commissioner
AYES:	Hangartner, Barley, Bain, Haley, Poché
ABSENT:	Ousley, Becker

- B. Conduct a public hearing to consider testimony and act upon a request for a Development Agreement on approximately 41.549 acres of land situated in the C.F. Rice Survey, Abstract No. 771, within the Extraterritorial Jurisdiction (ETJ), generally located north of CR 90, south of E. Sunset Blvd., and east of CR 89. (Miller Tract - Development Agreement)

Madhuri Mohan, Planning Manager, presented the staff report.
 Chairman Hangartner opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 Commissioner Bain motioned to approve the item as proposed.
 Vice Chairman Barley seconded the item.
 All were in favor, and the item was approved.

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

- C. Conduct a public hearing to consider testimony and act upon a request for a Development Agreement on approximately 15 acres of land within the Extraterritorial Jurisdiction (ETJ), generally located north of Frontier Parkway and east of Smiley Road. (Frontier Mini Storage - Development Agreement)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

Margaret Thornton, 16699 Parvin Road, Prosper TX 75078, cited concerns about aesthetics and increased traffic regarding the interim use, and asked general questions about the development.

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

Ms. Mohan addressed the questions.

Dusty McAfee, Director of Development Services, further elaborated on the questions.

Collen Meyer, Applicant, answered the Commissioners' questions.

The Commissioners discussed the item.

Commissioner Haley motioned to approve the item as proposed.

Commissioner Poche seconded the item.

All were in favor, and the item was approved.

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

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:20 p.m.