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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 20, 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	Absent	
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 5:31 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 15, 2021, Planning & Zoning Commission meeting.

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a Hospital use on an approximately 13 acre tract of land, generally located at the northeast corner of Dallas Parkway and Punk Carter Parkway, within the City Limits. (CRMC Hospital - SUP)

Raha Pouladi, Senior Planner, presented the staff report.

Chairman Hangartner opened the public hearing.

Justin Rodriguez, 2852 Greene Street, Celina, Texas 75009, expressed concerns about traffic, medical waste, security & safety of the neighborhood, and how this use will end the small town feel of Celina.

Ryan Tubbs, 3153 Turkey Creek Trail, Celina, Texas 75009, expressed concerns and asked about the increase roadway noise and building layout.

Tim P. Ryan, 3013 Sunnyside Drive, Celina, Texas 75009, expressed concerns about the building design & layout, timing, the impact value of homes, and if alternate sites were considered.

Jeff Wilson, 3108 Culver Avenue, Celina, Texas 75009, asked about the type of Hospital being proposed, if other sites were considered, and if there was a conflict of interest between the P&Z commissioners with this project.

Oscar E. Mary, 2609 Hancock Lane, Celina, Texas 75009, asked about the timing of the project, electric rates, tax abatement, and if the project will expedite the completion of the Outer Loop.

Christopher R. Fellure, 2905 Sunnyside Drive, Celina, Texas 75009, expressed concerns about noise, trauma level, hours of operation, helipad, long term impact, and multi-story building looking into back yards of adjacent homes.

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

The commissioners discussed the item.

David Kachalka, Applicant with Kimley-Horn, 13455 Noel Road, Two Galleria Office Tower, Dallas, Texas 75240, addressed the commission.

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

- B. Conduct a public hearing to consider and act upon a request to zone approximately 584 acres of land to Planned Development (PD) with various uses, generally located south of J Fred Smith Parkway, west of Louisiana Drive, and approximately 1,300 feet east of Rawhide Road, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Uptown - PD)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

Linda Hunter, 208 Lakeview Way, Celina, Texas 75009, expressed concerns regarding the meaning of "flex space," the timing of the project, lack of privacy, traffic, and if there will be more opportunities for input.

Neal Heckel, Applicant, 6880 Dallas Parkway, Plano, Texas 75093, answered the questions.

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

The commissioners discussed the item.

Mr. McAfee and Mr. Heckel addressed the commission.

Vice Chair 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, Vice Chairman
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Haley, Barley, Ousley, Becker, Poché
ABSENT:	Bain

- C. Conduct a public hearing to consider and act upon a request to amend the Concept Plan and Development Regulations of Planned Development (PD) No. 114 on approximately 52 acres, generally located 1,650 feet east of Celina Parkway (County Road 52) and 300 feet south of Glendenning Parkway, within the City Limits. (Greenway Phase 4 - PD)

Ms. Pouladi presented the staff report.

Chairman Hangartner opened the public hearing.

Zachary Motley, Applicant, 405 SH 121, Lewisville, Texas 75067, stated he was available to answer questions.

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

The commissioners discussed the item.

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

- D. 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 252 acres, generally located at the southeast corner of CR 87 (future Coit Road) and CR 90 (future Glendenning Parkway), within both the City Limits and the Extraterritorial Jurisdiction (ETJ) (Tuscany Phase 2 - PD Amendment)

Bella Lopez, Senior Planner, presented the staff report.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked about alleys and the meaning of Single Family for rent.

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

The commissioners discussed the item.

Mr. McAfee addressed the commission.

Commissioner Poché motioned to approve the item as proposed.

Vice Chair Haley seconded the item.

The motion was approved 5 to 1, with commissioners Ousley being the dissenting vote.

RESULT:	APPROVED [5 TO 1]
MOVER:	Bryan Poché, Commissioner
SECONDER:	Charles Haley, Vice Chairman
AYES:	Hangartner, Haley, Barley, Becker, Poché
NAYS:	Ousley
ABSENT:	Bain

- E. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 110 acres of land, generally located north of Parvin Road and approximately 2,550 feet east of Bothwell Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Sutton Fields East - DA)

Ms. Mohan 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.
Commissioner Poché seconded the item.
All were in favor, and the item was approved.

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

V. **ADJOURNMENT:**

Chairman Hangartner adjourned the meeting at 7:13 p.m.