



**PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, JULY 16, 2019
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	
Mitch Freeman	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	
Dusty McAfee AICP	City of Celina	Director of Development Services	Present	
Raha Pouladi	City of Celina	Planner	Present	
Jeannie Regan	City of Celina	Planning Technician	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 new business consideration.

III. CONSENT AGENDA:

- A. Minutes from the June 18, 2019, Planning & Zoning Commission meeting.
- B. Consider and act upon a Final Plat for Glen Crossing West, being an approximately 12.172 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas, and generally located 1,350 feet west side of Old Log Trail (CR-1117) and approximately 1,000 feet south of Glendenning Parkway (CR-55). (Glen Crossing West Final Plat)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a Public Hearing to consider and make recommendation on a request for a Pre-Annexation Development Agreement on an approximately 5.5 acre tract of land; generally located 2,400 feet east of future Coit Road and north of Choate Parkway, within the Extraterritorial Jurisdiction (ETJ). (ETS Celina Development Agreement)

Dusty McAfee, Director of Development Services, presented the staff report.

Matt Edgemont, Applicant, 6251 FM 2478, McKinney, Texas, said he was available to answer any questions.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, asked general questions concerning septic, timeline, and annexation.

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

Vice Chairman Barley moved to approve the item.

Commissioner Bain seconded the motion, and the motion was approved unanimously.

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

- B. Conduct a Public Hearing to consider and make a recommendation on a request to rezone approximately 40 acres tract of land from Retail District (C-1), to Planned Development (PD) with Mixed-Use Regional District (MU-2) base zoning; generally located 2,000 feet south of FM 428 and feet east of future Legacy Drive. (Monschke Tract PD Zoning)

Mr. McAfee presented the staff report.

Eric Hinklin, Applicant, 10875 John W. Elliott Dr #400, Frisco, TX, spoke on the item and said he was present to answer any questions.

Chairman Hangartner opened the public hearing.

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

Commissioner Ousley moved to approve the item.

Commissioner Becker seconded the motion, and the motion was approved unanimously.

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

- C. Conduct a Public Hearing to consider and make a recommendation on a request to zone approximately 75 acres of land to Planned Development (PD) with Community Facilities District (CF) base zoning; generally located south of Choate Parkway and approximately 2,500 feet east of Preston Road. (Collin College Zoning)

Mr. McAfee presented the staff report.

David Dumas and Merrily Moss, Applicants, 1807 Ross Avenue #500 Dallas, Texas, presented the item and said they were available to answer any questions.

Chairman Hangartner opened the public hearing.

Kyle Moody, 2440 Lusitano Lane, Celina, Texas, asked about the timeline, and spoke against the item.

Jessica Norman, 2436 Lusitano Lane, Celina Texas, asked general questions regarding setbacks near her property and spoke in favor of the item.

Sean Spur, 2432 Lusitano Lane, Celina Texas, had general questions concerning trees, lighting, and the proposed road.

Kati Davie, 370 Westphalian Drive, asked general questions about the widening and the timeline of the Collin County Outer Loop.

Dale Bainum, 3541 Heritage Trail Celina, Texas, had general questions about the number of students, parking, traffic, and the height of the future buildings.

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

Commissioner Haley moved to approve the item.

Vice Chairman Barley seconded the motion, and the motion was approved unanimously.

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

V. **ADJOURNMENT:**

Chairman Hangartner adjourned the meeting at 6:31 p.m.

Chairman

Secretary

Date Minutes Approved