



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 19, 2018
5:30 PM**

MINUTES

I. CALL TO ORDER, ROLL CALL AND ANNOUNCE A QUORUM PRESENT:

Chairman Hangartner called the meeting to order at 5:31 PM. All Commissioners were present with the exception of Charles Haley.

A. 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	Present	
Charles Haley	City of Celina	Commissioner	Absent	
Jace Ousley	City of Celina	Commissioner	Present	
Mike Terry	City of Celina	Commissioner	Present	

II. WORKSESSION 5:30 P.M.:

Chairman Hangartner adjourned the Regular Meeting to convene the Planning and Zoning Commission Worksession to discuss upcoming issues and any and/or all agenda items.

III. REGULAR MEETING 6:00 P.M.:

Chairman Hangartner reconvened the Regular Meeting at 6:00 PM.

IV. PLEDGE OF ALLEGIANCE:

Chairman Hangartner led those present in the salute to the American and Texas flags.

V. DIRECTOR'S REPORT:

Alexis Jackson, Director of Development Services, presented the items that were passed at the June 12, 2018 City Council meeting.

VI. CONSENT AGENDA:

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jace Ousley, Commissioner
SECONDER:	Shelby Barley, Vice Chairman
AYES:	Hangartner, Barley, Bain, Freeman, Ousley, Terry
ABSENT:	Haley

1. Planning and Zoning Commission - Regular Meeting - May 15, 2018 5:30 PM

VII. PUBLIC HEARING/ACTION:

1. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Comprehensive Plan, Ordinance 2013-06; to amend the City's Master Thoroughfare documents and exhibits. (Thoroughfare Plan Amendment)

Kim Brawner, Director of Engineering, presented the proposed changes to the City's Thoroughfare Plan. Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, suggested a 120 foot right-of-way on Glendenning Parkway to accommodate future traffic.

Ms. Brawner told the Commissioners that she would reconsider her recommendation and review the expected traffic counts.

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

Commissioner Terry moved to approve Item 1.

Commission Freeman seconded the motion.

The motion passed 4-2, with Commissioners Barley and Ousley opposed.

RESULT:	APPROVED [4 TO 2]
MOVER:	Mike Terry, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Hangartner, Bain, Freeman, Terry
NAYS:	Barley, Ousley
ABSENT:	Haley

2. The Planning and Zoning Commission will conduct a public hearing to consider and act upon a commercial replat for Mobility Credit Union being a replat of lots 1A,1B, & 1C of the Central Business Park Addition comprising of approximately 0.517 acres situated in the John Willock, Abstract No. 975, Collin County, Texas, generally located southeast corner of Walnut Street. The plat is comprised of one commercial lot. (Mobility Credit Union Downtown Replat)

Ben Rodriguez, Planning Manager, presented the staff report.

Since this was a commercial replat, a public hearing was required. Chairman Hangartner opened the public hearing. No one came forward to speak and the public hearing was closed.

Commissioner Barley moved to approve Item 2.

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, Freeman, Ousley, Terry
ABSENT:	Haley

3. Consider and act upon a Construction Plat for Frontier Retail Partners for an approximately 10.36 acre tract of land situated in the Johnathan Westover Survey, Abstract No. 1030, Collin County, Texas, and generally located at the northeast corner of County Road 83 (Coit Road) and FM 1461 Frontier Parkway. (Lilyana Retail Construction Plat)

Ben Rodriguez, Planning Manager, presented the staff report and recommended approval with the condition that all the outstanding comments are addressed prior to being considered by the City Council.

Commissioner Barley moved to approve Item 3, subject to the comments being addressed.

Commissioner Terry seconded the motion and the motion passed unanimously.

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

4. The Planning and Zoning Commission will conduct a Public Hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 10: Subdivision Regulations, Article 10.03, Subdivision Ordinance. (Subdivision Ordinance Amendments)

Brooks Wilson, Planning Consultant for WilPLAN, presented the staff report.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, suggested that the Subdivision Ordinance contain clauses that require emergency sirens and plan for a transit system.

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

Commissioner Terry moved to approve Item 4.

Commissioner Ousley seconded the motion and the motion passed unanimously.

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

5. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 3: Building Regulations, Article 3.09, Driveways and Parking Lots, to modify the requirements for parking lots for non-profit organizations and to bring certain driveway and parking lot construction standards into compliance with the adopted Engineering Design Standards. (Parking lot standards)

Alexis Jackson, Director of Development Services, presented the staff report. Ms. Jackson noted that the recommendation had been revised since the item was tabled at the last meeting.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, pointed out that the staff report reads #3 rebar" and the PowerPoint reads #4 rebar."

Ms. Jackson replied that the #4 is correct and the staff report will be corrected before the City Council meeting.

No one else came forward to speak, and Chairman Hangartner closed the public hearing.

Chairman Hangartner moved to approve Item 5.

Commissioner Bain seconded the motion and the motion passed unanimously.

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

6. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request to amend PD #46, Planned Development zoning district #46; being an approximately 368 acre tract of land situated in the Wm. Davenport Survey, Abstract No. 262 and the F.D. Gray Survey, Abstract Number 361, Collin County, Texas and the J. McKinn Survey, Abstract Number 889, the Wm. Phillips Survey, Abstract Number 1029 and the A. Thomasson Survey, Abstract Number 1265, Denton County, Texas; the property is generally located on the west and east sides of North Legacy Drive, and north of Frontier Parkway (CR 5). (Creeks of Legacy PD Amendment)

Commissioner Terry recused himself due to a possible conflict of interest at 6:39 pm.

Alexis Jackson, Director of Development Services, presented the staff report.

Chairman Hangartner opened the public hearing.

Allison Alvino, 4010 Bear Creek Court, Prosper, Texas, spoke against Road C being removed. She stated that without that roadway, traffic wishing to avoid the light at Frontier Parkway and Legacy Drive would likely cut through the Creeks of Legacy residential neighborhood. The amenity center is located at the corner of Doe Branch Boulevard and Clear Creek Parkway, directly in the path of the diverted traffic.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, also argued that Road C should be retained to accommodate future retail traffic.

George Matthews, 4477 Canadian River, Prosper, Texas, asked whether or not the roadway would create a wider buffer between the proposed multi-family tract and the current single family residential tracts.

Ms. Jackson said that the right-of-way for Road C would be approximately sixty feet, but that the City could require a similarly sized landscaped buffer during site plan approval.

Guy Varney, 4262 Coffee Mill, Prosper, Texas, agreed with the majority of the speakers who were against increasing traffic in the residential neighborhood.

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

Commissioner Bain moved to deny Item 6.

Commissioner Barley seconded the motion.

The motion to deny was 4-1, with Commissioner Freeman voting No/Nay.

RESULT:	DEFEATED [4 TO 1]
MOVER:	Shawn Bain, Commissioner
SECONDER:	Shelby Barley, Vice Chairman
AYES:	Hangartner, Barley, Bain, Ousley
NAYS:	Freeman
ABSENT:	Haley
RECUSED:	Terry

7. Consider and act upon a Final Plat for Creeks of Legacy, Phase 2A, a ±15.965 acre tract of land situated in the William Davenport Survey, Abstract No. 262 in Collin County, Texas containing 66 residential lots and three (3) common area lots. The property is generally located north of Frontier Parkway, south of Clear Creek Parkway and west of Doe Branch Boulevard. (Creeks of Legacy Phase 2A Construction Plat)

Commissioner Terry recused himself due to a possible conflict of interest.

Alexis Jackson, Director of Development Services, requested that due to the denial of the previous item, the plat for Creeks of Legacy Phase 2A will have to be tabled.

Commissioner Ousley moved to table Item 7.

Commissioner Bain seconded the motion and the motion passed unanimously.

RESULT:	TABLED [5 TO 0]	Next: 7/17/2018 6:00 PM
MOVER:	Jace Ousley, Commissioner	
SECONDER:	Shawn Bain, Commissioner	
AYES:	Hangartner, Barley, Bain, Freeman, Ousley	
ABSENT:	Haley	
RECUSED:	Terry	

8. Consider and act upon a construction plat for Sutton Fields Phase 2A, approximately 22.782 acres situated in the Freeman Wilkerson Survey, Abstract No. 1411, the Carrol Jackson Survey, Abstract No. 1546, Thomas B. Cox Survey, Abstract No. 309, and the Jacob Rue Survey, Abstract No. 1109 in Denton County, containing 103 residential lots and two (2) common area lots, and generally located north of Parvin Road and east of FM 1385. (Sutton Fields Phase 2A Construction Plat)

Commissioner Terry recused himself due to a possible conflict of interest.

Raha Pouladi, Planner, presented the staff report and asked that the plat be approved subject to the applicant addressing all outstanding comments prior to being heard by the City Council.

Commissioner Barley moved to approve Item 8 subject to staff comments being addressed.

Commissioner Ousley seconded the motion and the motion passed unanimously.

RESULT:	APPROVED [5 TO 0]
MOVER:	Shelby Barley, Vice Chairman
SECONDER:	Jace Ousley, Commissioner
AYES:	Hangartner, Barley, Bain, Freeman, Ousley
ABSENT:	Haley
RECUSED:	Terry

9. Consider and act upon a construction plat for Sutton Fields Phase 2B, approximately 50.579 acres situated in the Freeman Wilkerson Survey, Abstract No. 1411, the Carrol Jackson Survey, Abstract No. 1546, and the Jacob Rue Survey, Abstract No. 1109 in Denton County, containing 265 residential lots and four (4) common area lots, and generally located north of Parvin Road and east of FM 1385 (Sutton Fields Phase 2B Construction Plat).

Commissioner Terry recused himself due to a possible conflict of interest.

Raha Pouladi, Planner, presented the staff report and asked that the plat be approved subject to the applicant addressing all outstanding comments prior to being heard by the City Council.

Commissioner Ousley moved to approve Item 9 subject to staff comments being addressed.

Commissioner Bain seconded the motion and the motion passed unanimously.

RESULT:	APPROVED [5 TO 0]
MOVER:	Jace Ousley, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Barley, Bain, Freeman, Ousley
ABSENT:	Haley
RECUSED:	Terry

VIII. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:53 PM

Chairman

Vicki Faulkner, TRMC
City Secretary, City of Celina, Texas

Date Minutes Approved