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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 16, 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	Present	
Jace Ousley	City of Celina	Commissioner	Present	
Eric Becker	City of Celina	Commissioner	Present	
Bryan Poché	City of Celina	Commissioner	Absent	
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	

Chairman 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:

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 May 19, 2020, Planning & Zoning Commission meeting.
- B. Consider and act upon a Final Plat for Sutton Fields Phase 3A, being an approximately 11 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas; generally located south of Crutchfield Drive and approximately 400 feet east of FM 1385. (Sutton Fields Phase 3A - Final Plat)
- C. Consider and act upon a Final Plat for Sutton Fields Phase 3B, being an approximately 22 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas; generally located south of Crutchfield Drive and west of Bothwell Boulevard. (Sutton Fields Phase 3B - Final Plat)

- D. Consider and act upon a Final Plat for Sutton Fields Phase 3C, being an approximately 13 acre tract of land situated in the Thomas B. Cox Survey, Abstract No. 309, Denton County, Texas; generally located south of Crutchfield Drive and east of Bothwell Boulevard. (Sutton Fields Phase 3C - Final Plat)
- E. Consider and act upon a Final Plat for Sutton Fields Phase 3D, being an approximately 30 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Carrol Jackson Survey, Abstract No. 1546, Jacob Rue Survey, Abstract No. 1109, and Hiram Rue Survey, Abstract No. 1111, Denton County, Texas; generally located north of Parvin Road and east of Bothwell Boulevard. (Sutton Fields Phase 3D - Final Plat)
- F. Consider and act upon a Final Plat for Sutton Fields Phase 3E, being an approximately 22 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas; generally located south of Sutton Fields Trail and approximately 400 feet east of FM 1385. (Sutton Fields Phase 3E - Final Plat)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon a request for a Development Agreement on approximately 79 acres of land, generally located at the southeast corner of future Glendenning Parkway and Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Founder's Square Development Agreement)

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.
The Commissioners discussed the item.
Commissioner Haley 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:	Charles Haley, Commissioner
SECONDER:	Shelby Barley, Vice Chairman
AYES:	Hangartner, Barley, Bain, Haley, Ousley, Becker
ABSENT:	Poché

- B. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 131 acre tract of land to Planned Development (PD) with Mixed-Use (MU) base zoning, generally located east of the BNSF Railroad and north of Malone Street, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Northside at Rollertown Planned Development)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

Eddie East, 410 E. Malone Street, Celina, Texas, 75009, asked questions about the added parcel to the development and about Malone Street.

Dick Ivy, 412 W. Pecan Street, Celina, Texas, 75009, asked questions about the buffer between the development and current residential homes as well as the Malone Street connection.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked questions regarding the future annexation and some general questions about the concept plan.

Allison Schultz, 180 Shawnee Trail, Celina, Texas, 75009, asked a question regarding the expansion of Lynn Stambaugh Parkway.

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

The Commissioners discussed the item.

Commissioner Haley motioned to approve the item as proposed.

Commissioner Ousley seconded the item.

All were in favor, and the item was approved.

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

- C. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 58 acre tract of land to Planned Development (PD) with Dallas North Tollway Overlay District (DNTO) base zoning, generally located east of Dallas Parkway and approximately 2,000 feet south of Glendenning Parkway, within the Extraterritorial Jurisdiction (ETJ). (Dickerson Tract Planned Development)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, stated that the cottage-style product looked dense.

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

The Commissioners discussed the item.

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

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:26 p.m.