



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 15, 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	Absent	
Shawn Bain	City of Celina	Commissioner	Present	
Shelby Barley	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Late	5:32 PM
Eric Becker	City of Celina	Commissioner	Present	
Bryan Poché	City of Celina	Commissioner	Present	
Dusty McAfee AICP	City of Celina	Director of Development Services	Absent	
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.

A. Tree City USA Announcement:

Madhuri Mohan, Planning Manager, presented the Tree City USA Announcement.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the May 18, 2021, Planning & Zoning Commission meeting.

- B. Consider and act upon a Preliminary Plat for La Terra, being an approximately 98 acre tract of land situated in the J. Heath Survey, Abstract No. 387, Collin County, Texas; generally located at the northwest corner of FM 455 and County Road 9 (future J Fred Smith Parkway). (La Terra - Preliminary Plat)**

- C. Consider and act upon a Final Plat for Light Farms Way Extension Phase 2, being an approximately 7 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located south of Punk Carter Parkway, and approximately 640 feet west of County Road 51. (Light Farms Way Extension Ph 2 – Final Plat)

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

IV.

PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to zone approximately 19 acres to Commercial, Office, & Retail Zoning District (C) with the Preston Road overlay (PRO), generally located west of Preston Road, and 1,490 feet north of J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (Venya Gardens (1600 N Preston) – Zoning)

Bella Lopez, Senior Planner, presented the staff report.

Chairman Hangartner opened the public hearing.

The commissioners discussed the item.

Jim Knight, Applicant with KFM Engineering & Design, 3501 Olympus Boulevard, Dallas, Texas 75019, addressed the commissioner's concerns.

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

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

- B. Conduct a public hearing to consider and act upon a request to amend the Concept Plan and Development Regulations of Planned Development (PD) No.66 on approximately 72 acres, generally located at the northwest corner of Glendenning Parkway and County Road 89, within the City Limits. (Hillside Village– PD Amendment)

Raha Pouladi, Senior Planner, presented the staff report.

Chairman Hangartner opened the public.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked general questions, including compliance with the Neighborhood Vision Book.

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

Ms. Pouladi addressed the commission.

Commissioner Ousley motioned to approve the item as proposed.

Commissioner Barley seconded the item.

All were in favor, and the item was approved.

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

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:01 p.m.