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**PLANNING & ZONING COMMISSION
VIRTUAL MEETING
VIA ZOOM VIDEO CONFERENCE
TUESDAY, MAY 19, 2020
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived	Departed
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		5:45 PM
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		

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 April 21, 2020, Planning & Zoning Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Shawn Bain, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Barley, Bain, Haley, Ousley, Becker, Poché

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 65 acre tract of land to Mixed-Use District (MU), generally located south of Glendening Parkway and west of Huddleston Drive, within the Extraterritorial Jurisdiction (ETJ). (Reichman Zoning)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

Rob Daake, Attorney with Coats-Rose, spoke on behalf of the property owner.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked questions about the number of properties, mixed-use zoning designation, and the ETJ.

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 Bain seconded the item.

All were in favor, and the item was approved.

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

- B. Conduct a public hearing to consider testimony and act upon a request for a Development Agreement on approximately 352 acres of land, located in various parts of the City, within the Extraterritorial Jurisdiction (ETJ). (Sangani Properties Development Agreement)

Raha Pouladi, Senior Planner, presented the staff report.

Chairman Hangartner opened the public hearing.

Rob Daake, Attorney with Coats-Rose, spoke on behalf of the property owner.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked questions about the annexation schedule and right-of-way dedication for this Property, and had a general question regarding the City's annexation policy.

Aaron Steiner, 3405 N. Preston Lakes Drive, Celina, Texas, 75009, voiced opposition to the proposed Development Agreement, citing concerns with the proposed estate residential properties backing to his property.

Steven Smith, 3411 N. Preston Lakes Drive, Celina, Texas, 75009, echoed the previously raised concerns and asked questions about the timing of Carthage Road.

John Carson, 280 Carthage Road, Celina, Texas, 75009, asked questions about the future drainage of the proposed property and shared similar previous concerns.

Stephanie Holland, 3409 N. Preston Lakes Drive, Celina, Texas, 75009, opposed for similar reasons.

Kim Steiner, 3405 N. Preston Lakes Drive, Celina, Texas, 75009, opposed for similar reasons.

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

Dusty McAfee, Director of Development Services, addressed the concerns and explained the value of Development Agreements for ETJ properties.

Mr. Daake also addressed some of the concerns and suggested a compromise of one acre residential lots (instead of 1/2 acre) as a buffer to the western neighbors.

The Commissioners discussed the item.

Mr. McAfee answered additional questions from the commission.

Commissioner Ousley motioned to approve the item with one acre lots as a residential estate lot buffer on the western perimeter.

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, Barley, Bain, Ousley, Becker, Poché
ABSENT:	Haley

- C. Conduct a public hearing to consider testimony and act upon a request to zone an approximately 53 acre tract of land to Planned Development (PD) with Commercial, Office, & Retail District (C), Multi-Family Districts (MF-2/MF-3), and Single-Family Residential Detached District (SF-R) base zoning, generally located north of FM 455 and east of Preston Road, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Ousley Tract Planned Development)

Madhuri Mohan, Planning Manager, presented the staff report.

Rob Daake, Attorney with Coats-Rose, spoke on behalf of the property owner.

Chairman Hangartner opened the public hearing.

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

The Commissioners inquired about the property to the north of the subject property.

Ms. Mohan answered the question from the commission.

Commissioner Barley motioned to approve the item as proposed.

Commissioner Becker seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [5 TO 0]
MOVER:	Shelby Barley, Vice Chairman
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Barley, Bain, Becker, Poché
ABSENT:	Haley
RECUSED:	Ousley

V. **ADJOURNMENT:**

Chairman Hangartner adjourned the meeting at 6:28 p.m.