



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MAY 15, 2018
5:30 PM**

MINUTES

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

Chairman Hangartner called the meeting to order at 5:34 P.M. and called roll. All Commissioners were present with the exception of Shawn Bain.

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	Absent	
Mitch Freeman	City of Celina	Commissioner	Present	
Charles Haley	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Present	
Mike Terry	City of Celina	Commissioner	Present	

II. WORKSESSION 5:30 P.M.:

The Planning and Zoning Commission will close the Regular Meeting and convene in a Worksession to discuss upcoming issues and any and/or all agenda items. The meeting is open to the public.

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

Chairman Hangartner reconvened the Regular Meeting at 6:04 P.M.>

IV. PLEDGE OF ALLEGIANCE:

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

V. DIRECTOR'S REPORT:

1. Report of City Council Meeting

Brooks Wilson, Consultant to the City, presented the items that were passed at the May 8, 2018 City Council meeting.

2. Introduction of New Planning Staff Member, Raha Pouladi

Ms. Wilson introduced the newest member of the Planning Staff, Raha Pouladi.

VI. CONSENT AGENDA:

1. Planning and Zoning Commission - Regular Meeting - Apr 17, 2018 5:30 PM

The Minutes of the April 17, 2018 Planning and Zoning Commission Meeting were approved as written.

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

VII. PUBLIC HEARING/ACTION:

1. Consider and act upon a Construction Plat for Mustang Lakes Phase 3A and an Amended Plat of Lot 3X, Block J of Mustang Lakes Phase 2B being an approximately 108.700 acre tract of land situated in the Coleman Watson Survey, Abstract No. 946, Collin County, Texas, generally located west of FM 2478 (Custer Road) and north of FM 1461 (Frontier Parkway). The plat is comprised of 251 residential lots and thirteen (13) open space lots. (Mustang Lakes Phase 3A)

Brooks Wilson presented the case and recommended approval with the condition that any outstanding comments be addressed before being heard by the City Council on June 12, 2018.

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

2. Consider and act upon a Construction Plat for Mustang Lakes Phase 3B being an approximately 25.679 acre tract of land situated in the Coleman Watson Survey, Abstract No. 946, Collin County, Texas, generally located west of FM 2478 (Custer Road), north of FM 1461 (Frontier Parkway), south of County Road 88, and east of County Road 84. The plat is comprised of 109 residential lots, and seven (7) open space lots. (Mustang Lakes Phase 3B)

Brooks Wilson presented the case and recommended approval with the condition that any outstanding comments be addressed before being heard by the City Council on June 12, 2018.

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

3. Consider and act upon a Final Plat for Buffalo Ridge Phase 2 being an approximately 29.661 acre tract of land situated in the L. M. Boyd Survey, Abstract No. 48, Collin County, Texas, generally located north of County Road 100, east of Preston Road, west of County Road 99, and south of County Road 134. The plat is comprised of 98 residential lots, and four (4) open space lots. (Buffalo Ridge Phase 2)

Brooks Wilson presented the case and recommended approval with the condition that any outstanding comments be addressed before being heard by the City Council on June 12, 2018.

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

4. Consider and act on a Construction Plat for Phase 1 of Greenway 63, being an approximately 35.900 acre tract of land in the I. C. Williamson Survey, Abstract No. 943, Collin County, Texas. The property is generally located east of County Road 52 west of BNSF Rail Road and north of County Road 51, south of FM 428. The plat is comprised of 130 residential lots and twenty-four (24) common area/HOA lots. (Greenway 63 Phase 1 Construction Plat)

Brooks Wilson presented the case and recommended approval with the condition that any outstanding comments be addressed before being heard by the City Council on June 12, 2018.

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

5. Consider and act upon a Final Plat for Creeks of Legacy West Phase 1 being an approximately 54.260 acre tract of land situated in the J McKinn Survey, Abstract No. 889, the W. Phillips Survey, Abstract No. 1029 and the A. Thomasson Survey, Abstract No. 1265, Collin County, Texas, and generally located at the northwest corner of Frontier Parkway and Legacy Drive. The plat is comprised of 188 residential lots, and nine (9) open space lots. (Creeks of Legacy West Phase 1 Final Plat)

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

Brooks Wilson presented the case and recommended approval with the condition that any outstanding comments be addressed before being heard by the City Council on June 12, 2018.

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

6. Consider and act upon a Final Plat for Light Farms The Sweetwater Neighborhood, being an approximately 38.40 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas, generally located north of Frontier Parkway, south of County Road 51, west of the BNSF Railroad, and east of Dallas Parkway, containing 179 residential lots, and five (5) open space lots. (Sweetwater Final Plat)

Commissioner Terry returned to the Meeting.

Brooks Wilson presented the case and recommended approval with the condition that any outstanding comments be addressed before being heard by the City Council on June 12, 2018.

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

7. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a rezoning request from an AG, Agricultural zoning district to a PD #92, Planned Development zoning district #92 with a base zoning designation of RO, Retail Office; being an approximately 4.70 acre tract of land situated in the M.E.P. and P. Ry Co. Survey, Abstract No. 653, Tract 12, Collin County, Texas; the property is generally located on the west side of Preston Road (SH 289) approximately 300 feet north of Mark Alexander Court. (GG&S)

Brooks Wilson presented the case and recommended approval.

Chairman Hangartner opened the public hearing.

Mr. Dale Bainum, 3541 Heritage Trail, Celina, Texas, asked if this situation of buildings being permitted in the county and then being annexed into the corporate limits is likely to occur frequently in the future.

Ms. Wilson responded by stating that it is possible for residents of the county to initiate legal construction through the county and subsequently become annexed into the City. It would be addressed on a case-by-case basis.

Chairman Hangartner closed the public hearing and asked for a motion.

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

8. 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. (Non-Profit Parking Standards) (Wilson)

Brooks Wilson presented the case and recommended approval.

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

Chairman Hangartner then asked if the residential driveway standards could be kept at the lower level and not increased to the proposed standard of #4 rebar, 24-inch on center each way, and 4,000 psi, which would increase the price of homes.

Kimberley Brawner, Director of Engineering, stated that the #4 rebar and the 4,000 psi were included in the Engineering Design Standards adopted by City Council in February and stated that the small difference was inconsequential in terms of cost per house.

Commissioner Terry moved to table this item to allow time for staff to conduct further research.

RESULT:	TABLED [5 TO 1]	Next: 6/19/2018 5:30 PM
MOVER:	Mike Terry, Commissioner	
SECONDER:	Mitch Freeman, Commissioner	
AYES:	Hangartner, Freeman, Haley, Ousley, Terry	
NAYS:	Barley	
ABSENT:	Bain	

VIII. ADJOURNMENT:

Chairman

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

Date Minutes Approved