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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, APRIL 20, 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	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Shelby Barley	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	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	
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.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the March 16, 2021, Planning & Zoning Commission meeting.

- B. Consider and act upon a Conveyance Plat for Meza Addition, being an approximately 7 acre tract of land situated in the Collin County School Land Survey, Abstract No. 167 Collin County, Texas; generally located west of Preston Road, and approximately 1,330 feet north of Frontier Parkway. (Meza Addition – Conveyance Plat)**

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for Alternative Retail Services (Body Art Studio) on an approximately 1.3 acre tract of land, generally located at the northeast corner of Preston Road and Founders Lane, within the City Limits. (Patriot Tattoo - SUP)

Madhuri Mohan, Planning Manager, presented the staff report.

Roberto and Gissela Minuta, Applicants, 880 S. Coit Road, Prosper, Texas 75078, presented the item and stated they were available to answer questions.

Chairman Hangartner opened the public hearing.

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

The commissioners discussed the item.

Mr. Minuta addressed the commission.

Commissioner Ousley motioned to approve the item as proposed.

Commissioner Bain seconded the item.

The motion was approved 6 to 1, with commissioner Becker being the dissenting vote.

RESULT:	APPROVED [6 TO 1]
MOVER:	Jace Ousley, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Haley, Bain, Barley, Ousley, Poché
NAYS:	Becker

- B. Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No.117 on approximately 3,269 acres, generally located north of J Fred Smith Parkway, west of Celina Parkway, east of Dallas Parkway, and south of Marilee Road within the City Limits. (Dynavest – PD Amendment)

Ms. Mohan presented the staff report.

Chairman Hangartner opened the public hearing.

Brock Babb, Applicant, 1800 Valley View Lane, Suite 300, Farmers Branch, Texas 75234, requested the item be tabled.

David Martin, the owner's Attorney, 2728 N. Harwood Street, Suite 500, Dallas, Texas 75201, stated that the owner did not consent to the zoning change and requested the item be tabled.

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

Commissioner Ousley motioned to table the item.

Vice Chair Haley seconded the item.

All were in favor, and the item was tabled.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Jace Ousley, Commissioner
SECONDER:	Charles Haley, Vice Chairman
AYES:	Hangartner, Haley, Bain, Barley, Ousley, Becker, Poché

- C. Conduct a public hearing to consider and act upon an amendment to the City's Code of Ordinances, by repealing and replacing the entirety of Chapter 14: Zoning, Section 14.02.206, OT-R, Old Town Residential (Downtown) District and Section 14.02.407, OT, Old Town (Downtown) District. (Downtown Code Text Amendment) (Nusser)

Abra Nusser, Consultant with Kimley-Horn, 2201 West Royal Lane, Suite 275, Irving, Texas 75063, presented the proposed Downtown Code (DTC).
Chairman Hangartner opened the public hearing.
No one came forward to speak and the public hearing was closed.
Commissioner Bain motioned to approve the item as proposed.
Commissioner Poché seconded the item.
All were in favor, and the item was approved.

RESULT:	APPROVED [6 TO 0]
MOVER:	Shawn Bain, Commissioner
SECONDER:	Bryan Poché, Commissioner
AYES:	Hangartner, Haley, Bain, Barley, Becker, Poché
RECUSED:	Ousley

D. Conduct a public hearing to consider and act upon an amendment to the Comprehensive Zoning Ordinance, by rezoning approximately 395 acres from 2F, C1, C2, CF, HD, I-1, MF-2, OT-R, SF-15, and PD zoning districts to the Downtown Code (DTC) zoning district, generally located east of Florida Drive, west of Preston Road, north of Cedar Street, and south of Malone Street, within the City Limits. (Downtown Code) (Nusser)

This item is related to the previous item.
Chairman Hangartner opened the public hearing.
No one came forward to speak and the public hearing was closed.
Vice Chair Haley motioned to approve the item as proposed.
Commissioner Bain seconded the item.
All were in favor, and the item was approved.

RESULT:	APPROVED [6 TO 0]
MOVER:	Charles Haley, Vice Chairman
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Haley, Bain, Barley, Becker, Poché
RECUSED:	Ousley

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 7:03 p.m.