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**PLANNING & ZONING COMMISSION
VIRTUAL MEETING
VIA ZOOM VIDEO CONFERENCE
TUESDAY, APRIL 21, 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	
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 March 17, 2020, Planning & Zoning Commission meeting.

- B. Consider and act upon a Final Plat for Mustang Lakes Phase 5, being an approximately 36 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas; generally located south of Ownsby Parkway and approximately 1,100 feet east of Wells Road. (Mustang Lakes Phase 5 - Final Plat)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Shelby Barley, Vice Chairman
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Barley, Bain, Haley, Ousley, Becker

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon a request to amend the Development Regulations of Planned Development (PD) No. 35 to allow for a master planned single-family residential development on an approximately 100 acre tract of land, generally located on the northwest corner of J. Fred Smith Parkway and Celina Parkway, within the City Limits. (La Terra PD)

Madhuri Mohan, Planning Manager, presented the staff report.

The Commission asked about screening for the project and also asked if the neighboring property to the north is in ETJ or in the City limits and if it was notified of the zone change request.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked about the trail network within the subdivision and questioned the timing of the future commercial portion in the ETJ.

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

Dusty McAfee, Director of Development Services, addressed the questions.

Commissioner Bain motioned to approve the item as proposed.

Commissioner Haley seconded the item.

All were in favor, and the item was approved.

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

- B. Conduct a public hearing to consider testimony and act upon a request to rezone an approximately 2 acre tract of land from Agricultural District (AG) to Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning with the Preston Road Overlay District (PRO), generally located on the northwest corner of Preston Road and Carthage Road, within the City Limits. (Carthage 7-eleven PD)

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 Commission asked why gas stations are primarily on the west side of Preston Road and asked if alcohol sales would be allowed in this future 7-Eleven convenience store, considering the proximity to Celina High school.

Dusty McAfee, Director of Development Services, answered the Commission.

Commissioner Ousley 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:	Jace Ousley, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Barley, Bain, Haley, Ousley, Becker

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:00 p.m.