



**NOTICE OF
CITY OF CELINA
PLANNING AND ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MARCH 20, 2018
5:30 PM**

MINUTES

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

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	Chairman	Present	
Jace Ousley	City of Celina	Commissioner	Present	
Mike Terry	City of Celina	Commissioner	Present	

Chairman Hangartner called the Regular Meeting to order at 5:30 p.m. and determined that a quorum was present.

II. WORKSESSION:

Chairman Hangartner adjourned the Regular Meeting at 5:35 p.m. to a Worksession to discuss future planning issues.

III. PLEDGE OF ALLEGIANCE:

Chairman Hangartner reconvened the Regular Meeting at 5:47 p.m and led those present in a salute to the American and Texas flags.

IV. DIRECTOR'S REPORT:

Development Services Director Alexis Jackson reported on the March 13, 2018 City Council meeting. She added that a Special Called Meeting of City Council will be conducted on Friday, March 23, 2018 at 3:00 p.m. to discuss, among other things, a new Downtown Celina Plan.

V. CONSENT AGENDA:

1. Planning and Zoning Commission - Regular Meeting - Feb 20, 2018 5:30 PM

The Minutes of the February 20, 2018 Regular Meeting of the Planning and Zoning Commission were considered.

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

VI. PUBLIC HEARING/ACTION:

1. Conduct a public hearing to consider testimony and act upon a Planned Development amendment for PD-65, Bluewood Planned Development zoning district; being an approximately 244.136 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171, Collin County, Texas; the property is generally located on the north side of Ownsby Parkway at Bluewood Way. (Bluewood PD-65)

Development Services Director Alexis Jackson presented the staff report. Ms. Jackson introduced Elaine Ford, Vice President of Hillwood Communities, 3000 Turtle Creek Boulevard, Dallas, Texas.

Ms. Ford presented a slide show indicating the proposed changes in lot sizes. Patrick Cowden, also a Vice President of Hillwood Communities, 3000 Turtle Creek Boulevard, Dallas, Texas, was available to answer questions as needed.

Chairman Hangartner opened the Public Hearing.

Mr. Erik Geiger, 1123 E. Ownsby Parkway, Celina, Texas, stated that he was opposed to the reduction in larger sized lots.

Mr. Raymond Dudley, 3943 Peregrine Point, Celina, Texas stated that he was concerned about the quality of the development and asked the City not be pressured into accepting smaller lots.

Mr. Jim Russell, 4172 Peregrine Point, Celina, Texas stated that he was opposed to the smaller lot sizes.

Mr. Dale Bainum, 3541 Heritage Trail, Celina, Texas, expressed concern on the impact on the PID and TIRZ on the citizens of Celina.

No one spoke in favor of the proposed development standards.

There being no further questions or comments, Chairman Hangartner closed the Public Hearing.

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

2. Conduct a public hearing to consider testimony and act upon a residential replat for Lots 19A & 19B of Preston Park Estates, Phase II being an ±8.64 acre tract of land, situated in the B.E. Blackwell Survey, Abstract No. 1073, Collin County, Texas, City of Celina ETJ. The property is generally located west of CR 132, south and east of CR 106, and north of CR 102 (Preston Park Estates Phase 2 Replat) (Jackson)

Ben Rodriguez, Planning Manager, presented the staff report.

Chairman Hangartner opened the Public Hearing. No one came forward to speak, and the Chairman closed the Public Hearing.

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

3. Consider and act upon a Final Plat for Light Farms School #2, Bridgewater Blvd. and Montgomery Lane, being a ±4.27 acre tract of land, and a ±11 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, City of Celina, Collin County, Texas. The property is generally located west of Prairie Crossing, south of Light Farms Way, east of Dallas Parkway and north of Frontier Parkway, and containing 1 school lots. (Light Farms School #2, Bridgewater Blvd. and Montgomery Lane Final Plat)

Ben Rodriguez, Planning Manager, presented the staff report and noted that there were minor revisions left to be completed before the plat will be discussed and approved by City Council.

Commissioner Jace Ousley asked if all the infrastructure would be inspected prior to plat approval.

Mr. Rodriguez answered in the affirmative.

There being no other questions, Chairman Hangartner called for a motion.

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

VII. ADJOURNMENT:

Chairman Hangartner adjourned the Regular Meeting at 6:25 p.m.

Chairman

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

Date Minutes Approved