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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MARCH 17, 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	Absent	
Shawn Bain	City of Celina	Commissioner	Present	
Mitch Freeman	City of Celina	Commissioner	Absent	
Charles Haley	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Absent	
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 5:38 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 February 18, 2020, Planning & Zoning Commission meeting.

- B. Consider and act on a Conveyance Plat for FCRES Celina 289 Addition, being an approximately 1.59 acre tract of land; generally located west of Preston Road and approximately 2,800 feet north of Frontier Parkway. (FCRES Celina 289 Addition Conveyance Plat)**

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a Public Hearing to consider and make a recommendation on a request to rezone approximately 138 acres of land from Agricultural District (AG), to Planned Development (PD) with Dallas North Tollway Overlay (DNTOL) base zoning, generally located west of Dallas Parkway and south of the future Outer Loop, within the City Limits. (Stearman Tract PD Zoning)

Madhuri Mohan, Planning Manager, presented the staff report.

Frank Abbott, Sr. Vice President with Kimley-Horn, 6160 Warren Parkway, Suite 210, Frisco, Texas, 75034, said he was available to answer any questions.

Chairman Hangartner opened the public hearing.

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

Commissioner Becker 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:	Eric Becker, Commissioner
SECONDER:	Charles Haley, Commissioner
AYES:	Hangartner, Bain, Haley, Becker
ABSENT:	Barley, Freeman, Ousley

- B. Consider and act upon a request to zone an approximately 36 acre tract of land to Commercial, Office, & Retail District (C), generally located approximately 4,000 feet east of Preston Road and south of CR 106 within the Extraterritorial Jurisdiction (ETJ). (Public Works Service Center Zoning)

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 if the building currently exists on the property and if there were any plans to expand.

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

Commissioner Bain 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:	Shawn Bain, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Bain, Haley, Becker
ABSENT:	Barley, Freeman, Ousley

- C. Consider and act upon a request to zone an approximately 41 acre tract of land to Commercial, Office, & Retail District (C) with Collin County Outer Loop Overlay (CCOLO), generally located on the north side of Choate Parkway and approximately 1,600 feet west of Custer Road within the Extraterritorial Jurisdiction (ETJ). (Gandy 40 Zoning)

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.

Commissioner Haley 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:	Charles Haley, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Bain, Haley, Becker
ABSENT:	Barley, Freeman, Ousley

- D. Conduct a public hearing to consider testimony and act upon a request to rezone an approximately 6 acre tract of land from General Commercial (C-2) to Planned Development (PD) with Mixed-Use District (MU) base zoning, generally located approximately 700 feet west of Preston Road and approximately 1,400 feet north of Frontier Parkway within the City Limits. (Avilla (The Grove) Expansion PD)

Madhuri Mohan, Planning Manager, presented the staff report.
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 Becker seconded the item.
All were in favor, and the item was approved.

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

- E. Consider and act upon a request to zone an approximately 119 acre tract of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located on the southeast corner of CR 87 and CR 90, within the Extraterritorial Jurisdiction (ETJ). (Tuscany Estates Planned Development)

Madhuri Mohan, Planning Manager, presented the staff report.
Chairman Hangartner opened the public hearing.
No one came forward to speak and the public hearing was closed.
Commissioner Becker 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:	Eric Becker, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Bain, Haley, Becker
ABSENT:	Barley, Freeman, Ousley

- F. Consider and act upon a request to zone an approximately 18 acre tract of land to Multi-Family Urban Edge District (MF-2), Agricultural District (AG), and Commercial, Office, & Retail District (C), generally located west of Oklahoma Drive and 2,000 feet south of Ash Street, within the Extraterritorial Jurisdiction (ETJ). (Oklahoma Sunset Zoning)

Madhuri Mohan, Planning Manager, presented the staff report.

Daniel Wheeler, Managing Member with Three Five Capital, 2429 Red Draw Road, Fort Worth, Texas, 76117, expanded upon the item.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked about prospective businesses on the commercial tract and also cited concerns about the improvements necessary on Oklahoma Drive and the timing of Sunset Boulevard.

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

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

Commissioner Haley 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:	Charles Haley, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Bain, Haley, Becker
ABSENT:	Barley, Freeman, Ousley

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:26 p.m.