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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, MARCH 16, 2021
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chairman	Absent	
Shelby Barley	City of Celina	Vice Chairman	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Charles Haley	City of Celina	Commissioner	Late	5:57 PM
Jace Ousley	City of Celina	Commissioner	Absent	
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	

Vice Chair Barley 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.

A. P&Z appointment for Chair and Vice-Chair

The commission voted on nominating a Chairman. Ben Hangartner was re-appointed Chairman.

Commissioner Becker motioned to approve.

Commissioner Bain seconded.

All were in favor, and Chairman Hangartner was re-elected.

The commission voted on nominating a Vice-Chair. Charles Haley was appointed Vice-Chair.

Commissioner Poché motioned to approve.

Vice Chair Barley seconded.

All were in favor, and Commissioner Haley was appointed Vice-Chair.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the January 19, 2021, Planning & Zoning Commission meeting.
2. Minutes from the February 16, 2021, Planning & Zoning Commission meeting.

B. Consider and act upon a Preliminary Plat for Wilson Creek Meadows West, being an approximately 121 acre tract of land situated in the Coleman Watson Survey, Abstract No. 945, McKenzie Wilhite Survey, Abstract No. 1008, McKenzie Wilhite Survey, Abstract No. 1009, and the Jonathan Westover Survey, Abstract No. 1030, Collin County, Texas; generally located east of County Road 86 and approximately 955 feet South of Choate Parkway. (Wilson Creek Meadows West - Preliminary Plat)

C. Consider and act upon a Conveyance Plat for Commercial Retail Site, being an approximately 17 acre tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, Denton County, Texas; generally located at the northeast corner of FM 1385 and Frontier Parkway. (Commercial Retail Site – Conveyance Plat)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

A. 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 - TO BE TABLED)

This item was continued to the next meeting.

RESULT:	TABLED [UNANIMOUS]
AYES:	Barley, Bain, Haley, Becker, Poché
ABSENT:	Hangartner, Ousley

B. 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 - TO BE TABLED)

This item was continued to the next meeting.

RESULT:	TABLED [UNANIMOUS]
AYES:	Barley, Bain, Haley, Becker, Poché
ABSENT:	Hangartner, Ousley

- C. Conduct a public hearing to zone approximately 24 acres to Multifamily District, Urban Edge (MF-2) and Commercial, Office, & Retail Zoning District (C), generally located at the northeast corner of CR 132 and CR 130, within the Extraterritorial Jurisdiction (ETJ). (Sangani MF2 - C Districts - Zoning)

Raha Pouladi, Senior Planner, presented the staff report.

Vice Chair Barley 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:	Barley, Bain, Haley, Becker, Poché
ABSENT:	Hangartner, Ousley

- D. Conduct a public hearing to zone approximately 232 acres to Mixed-Use Zoning District (MU), generally located southeast of Legacy Drive and Carey Road, southwest of Marilee Road and Coit Road, and northwest of Custer Road and the Collin County Outer Loop, within the Extraterritorial Jurisdiction (ETJ). (Sangani MU District - Zoning)

Ms. Pouladi presented the staff report.

Vice Chair Barley opened the public hearing.

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

Commissioner Poché 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:	Bryan Poché, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Barley, Bain, Haley, Becker, Poché
ABSENT:	Hangartner, Ousley

- E. Conduct a public hearing to zone approximately 97 acres to Planned Development (PD) with Single-Family Residential Estate District (SF-E) and Mixed Use District (MU) base zoning, generally located at the northwest corner of the BNSF Railroad and future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Sangani PD-SF-E & MU - Zoning)

Ms. Pouladi presented the staff report.

Vice Chair Barley 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:	Barley, Bain, Haley, Becker, Poché
ABSENT:	Hangartner, Ousley

- F. Conduct a public hearing to zone approximately 348 acres to Agricultural Zoning District (AG), generally located south of Marilee Road, and approximately 2,000 feet east of future Dallas North Tollway, within the Extraterritorial Jurisdiction (ETJ). (Sangani Remainder - Zoning)

Ms. Pouladi presented the staff report.
Vice Chair Barley 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:	Barley, Bain, Haley, Becker, Poché
ABSENT:	Hangartner, Ousley

- G. Conduct a public hearing to zone approximately 190 acres to Community Facilities Zoning District (CF), generally located at the northwest corner of Preston Road and Kathie Court, within the Extraterritorial Jurisdiction (ETJ). (Bonfire Park - Zoning)

Bella Lopez, Senior Planner, presented the staff report.
Vice Chair Barley 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:	Barley, Bain, Haley, Becker, Poché
ABSENT:	Hangartner, Ousley

- H. Conduct a public hearing to zone approximately 76 acres to Community Facilities Zoning District (CF), generally located at the northeast corner of Louisiana Drive and future G A Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (CISD Middle School - Zoning)

Ms. Pouladi presented the staff report.
Vice Chair Barley opened the public hearing.
No one came forward to speak and the public hearing was closed.
Commissioner Poché 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:	Bryan Poché, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Barley, Bain, Haley, Becker, Poché
ABSENT:	Hangartner, Ousley

- I. Conduct a public hearing to consider and act upon a request to zone approximately 9 acres to Commercial, Office, & Retail Zoning District (C), generally located at the southeast corner of County Road 89 and Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Airmax-CTX – Zoning)

Ms. Lopez presented the staff report.

Vice Chair Barley opened the public hearing.

Jaime Quintero, 6444 County Road 89, Celina, Texas 75009, opposed the zoning request stating this area should be reserved for country style living.

No one else 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:	Barley, Bain, Haley, Becker, Poché
ABSENT:	Hangartner, Ousley

- J. Conduct a public hearing to zone approximately 51 acres to Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning, generally located east of FM 1385 and approximately 2,272 feet north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Chesney Tract - Zoning)

Madhuri Mohan, Planning Manager, presented the staff report.

Vice Chair Barley opened the public hearing.

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

Commissioner Poché 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:	Bryan Poché, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Barley, Bain, Haley, Becker, Poché
ABSENT:	Hangartner, Ousley

- K. Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No. 106 on approximately 119 acres, generally located at the southeast corner of CR 87 and CR 90, within the City Limits. (Tuscany Estates - Zoning)

Ms. Lopez presented the staff report.

Vice Chair Barley 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 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:	Barley, Bain, Haley, Becker, Poché
ABSENT:	Hangartner, Ousley

- L. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 761 acres of land, generally located at the northwest corner of Legacy Drive and Parvin Road, within the Extraterritorial Jurisdiction (ETJ). (Mosaic/Merritt Tract - Development Agreement)

Ms. Mohan presented the staff report

Justin Craig, Applicant, 2242 Good Hope Road, Prosper, Texas 75078, presented the item and stated he was available to answer questions.

Vice Chair Barley opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked about creek mitigation and the traffic flow.

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

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

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:	Barley, Bain, Haley, Becker, Poché
ABSENT:	Hangartner, Ousley

- M. Conduct a public hearing to consider and act upon a request to repeal and replace the City's Comprehensive Plan, Ordinance No. 2016-06. (Comprehensive Plan Amendment)

Abra Nusser, Consultant with Kimley-Horn, 2201 West Royal Lane, Suite 275, Irving, Texas 75063, presented the proposed Comprehensive Plan Amendment.

Vice Chair Barley opened the public hearing.

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

Commissioner Poché 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:	Bryan Poché, Commissioner
SECONDER:	Shawn Bain, Commissioner
AYES:	Barley, Bain, Haley, Becker, Poché
ABSENT:	Hangartner, Ousley

V. ADJOURNMENT:

Vice Chair Barley adjourned the meeting at 7:07 p.m.