



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

MINUTES

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

Attendee Name	Organization	Title	Status	Arrived
Mike Terry	City of Celina	Commissioner	Present	
Ben Hangartner	City of Celina	Chairman	Present	
Jace Ousley	City of Celina	Commissioner	Present	
Charles Haley	City of Celina	Commissioner	Present	
Shelby Barley	City of Celina	Commissioner	Absent	
Mitch Freeman	City of Celina	Commissioner	Present	
Shawn Bain	City of Celina	Commissioner	Present	

Chairman Hangartner called the meeting to order at 5:35 PM. He then led those present in a salute to the American and Texas flags.

II. WORKSESSION:

Chairman Hangartner adjourned into a Worksession at 5:36 PM to discuss upcoming planning items.

III. CONSENT AGENDA:

Chairman Hangartner reconvened the Regular Meeting at 5:55 PM.

1. Planning and Zoning Commission - Regular Meeting - Jan 16, 2018 5:30 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Jace Ousley, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Terry, Hangartner, Ousley, Haley, Freeman, Bain
ABSENT:	Barley

IV. PUBLIC HEARING/ACTION:

1. Consider and act upon a Final Plat for Homestead at Ownsby Farms Phase 1, being a ±72.58 acre tract of land, situated in the Johnathan Westover Survey, Abstract No. 1030, City of Celina, Collin County, Texas. The property is generally located west of Preston Road, south of Ownsby Parkway and north of Frontier Parkway, containing 205 residential lots and eleven (11) HOA lots. (Homestead at Ownsby Farms Final Plat)

No action was taken on this item.

2. Conduct a public hearing, consider, and make a recommendation upon a Conditional Use Permit request for the Celina Gun Shop, being located within the North Preston Office Center, located at 701 N. Preston, Suite on the northeast corner of Preston Road and Founders Lane. (RHA Ventures LLC Conditional Use Permit)

Planning Consultant Brooks Wilson presented the staff report and stated that within the C-1, Retail Zoning District, a conditional use permit is required for a sporting goods store.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mike Terry, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Terry, Hangartner, Ousley, Haley, Freeman, Bain
ABSENT:	Barley

3. Conduct a public hearing to consider testimony and act upon a rezoning request for a 2.112 acre tract from AG, Agricultural zoning district to PD, Planned Development No. 85 zoning district and PRO, Preston Road Overlay. The tract is situated in the L. Lewis Survey, Abstract No. 532, Collin County, Texas, and is located east of Preston Road and on the south side of Ownsby Parkway. (Moore PD-85)

Planning Consultant Brooks Wilson Presented the staff report and stated that the 2.112 acre tract of land was being added to Planned Development No. 85, which was approved in September 2017. The additional acreage will allow more flexibility for access to Ownsby Parkway.

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

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

4. Conduct a public hearing to consider testimony and act upon the approval of development standards for a the Overlook at Wilson Creek a Single Family Residential Development on an approximately 61.035 acre tract of land situated in the Mckinzie Wilhite Survey, Abstract 1008 & 1009. The property is generally located east of County Road 86, North of County Road 83, South of Choate Parkway and west of FM 2478; (Overlook at Wilson Creek)

Planning Manager Ben Rodriguez presented the staff report and stated that the development standards are part of an overall Pre-Annexation Development Agreement for the property.

Commissioner Haley asked if there was enough right-of-way to be dedicated for future Coit Road in this area.

Mr. Rodriguez responded that the 100 foot right-of-way will be dedicated, with additional right-of-way width at the future intersection with Punk Carter Parkway.

Chairman Hangartner asked if this project was part of the Parks at Wilson Creek development.

Mr. Rodriguez stated that they are not connected; that they simply have similar names.

Chairman Hangartner opened the public hearing.

Mr. Dale Bainum, 3541 Heritage Trail, Celina, Texas expressed several concerns with the development standards including landscaping plans, the lack of variety of lot sizes, that on-site amenities are open only for residents, that front porches may encroach into the front yard setback, the sixty percent (60%) lot coverage, and the phrase "covered" vehicle spaces rather than "enclosed" vehicle spaces.

Mr. Terry Mitchell of Contrast Development, LLC, 106 Decker Drive, Suite 310, Irving, Texas, representing the owner, stated that he will work with staff to look at these issues.

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

Commissioner Ousley moved to approved the development standards, with the conditions that staff's comments on perimeter landscaping and gated communities are addresssed as well as changing the term "covered" to "enclosed" as it pertains to garages, prior to City Council action on the item.

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

5. Conduct a public hearing to consider testimony and act upon a rezoning request from an AG, Agricultural zoning district to a PD, Planned Development zoning district with a base zoning designation of LI, Light Industrial; being an approximately 10.346 acre tract of land situated in the M.L. Ousley, J.C. Floyd, and the J.M Floyd Survey, Abstract No. 1053, Collin County, Texas; the property is generally located on the west side of Business 289 approximately 740 feet north of CR 95. (Celina 10)

This item was heard following Item 6.

Chairman Hangartner recused himself from this item due to a possible conflict of interest.

Commissioner Ousley presided as Acting Chairman.

Planning Manager Ben Rodriguez presented the staff report and stated that the development would accommodate light industrial uses and that this was an appropriate use for the location.

Mr. Ryan Griffin, 9550 John W. Elliot Drive, Frisco, Texas, an owner of the property, agreed with Staff's assessment and asked for approval of the rezoning request.

Acting Chairman Ousley opened the public hearing. No one came forward to speak and the public hearing was closed.

Commissioner Haley moved to approve the rezoning request, with the condition that pawn shop uses be removed from the list of allowed uses prior to City Council action on the item.

RESULT:	APPROVED [5 TO 0]
MOVER:	Charles Haley, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Terry, Ousley, Haley, Freeman, Bain
ABSENT:	Barley
RECUSED:	Hangartner

6. Conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.03.009 PRO, Preston Road Overlay District. (PRO District Amendments)

This item was heard prior to Item 5.

Commissioner Ousley recused himself from this Item due to a possible conflict of interest.

Commissioner Terry left prior to the consideration of this Item due to a prior commitment.

Planning Consultant Brooks Wilson presented the staff report and stated that the revisions to the Preston Road Overlay will make the document more effective in attracting prime commercial businesses along this important corridor as well as eliminating single-family residential development from the corridor. Some increases were made to architectural development standards and some reorganization is proposed. Chairman Hangartner opened the public hearing. No one came forward to speak and the public hearing was closed.

RESULT:	APPROVED [4 TO 0]
MOVER:	Charles Haley, Commissioner
SECONDER:	Mitch Freeman, Commissioner
AYES:	Hangartner, Haley, Freeman, Bain
ABSENT:	Terry, Barley
RECUSED:	Ousley

V. **ADJOURNMENT:**

Acting Chairman Ousley adjourned the meeting at 5:55 PM.

Chairman

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

Date Minutes Approved