



**NOTICE OF
CITY OF CELINA
PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, FEBRUARY 19, 2019
5:30 PM**

AGENDA

I. CALL TO ORDER:

II. PLEDGE OF ALLEGIANCE :

III. WORKSESSION:

The Planning & Zoning Commission shall be given an overview of the proposed Trails Master Plan during the Worksession.

IV. CONSENT AGENDA: Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning & Zoning Commission

A. Minutes Approval:

1. Planning & Zoning Commission - Regular Meeting - Jan 15, 2019 5:30 PM

V. PUBLIC HEARINGS/ACTION ITEMS:

- A. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a request from the City of Celina to rezone an approximately 4 acre tract of land from AG, Agricultural zoning district, to CF, Community Facilities zoning district, generally located on the north side of Light Farms Way and approximately 350 feet east of the Dallas North Tollway. (Fire Station No. 2 Rezoning)

VI. ADJOURNMENT:

“I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at ____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.”

The Board reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551.

City of Celina, Texas

Date Notice Removed

Celina Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Madhuri Mohan, Planning Manager
CC: Dusty McAfee AICP, Director of Development Services
Date: February 19, 2019
Re: Trail Master Plan Worksession

Action Requested:

The Planning & Zoning Commission shall be given an overview of the proposed Trails Master Plan during the Worksession.

Staff Recommendation:

No action to be taken tonight.



**NOTICE OF
CITY OF CELINA
PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 15, 2019
5:30 PM**

MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Attendee Name	Organization	Title	Status	Arrived	Departed
Ben Hangartner	City of Celina	Chairman	Present		
Shelby Barley	City of Celina	Vice Chairman	Present		
Shawn Bain	City of Celina	Commissioner	Present		6:55 PM
Mitch Freeman	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		
Raha Pouladi	City of Celina	Planner	Present		
Jeannie Regan	City of Celina	Planning Technician	Present		

II. PLEDGE OF ALLEGIANCE :

Chairman Hangartner led those present in a salute to the American and Texas flags.

III. WORKSESSION :

Upcoming issues and/or agenda items were discussed.

IV. CONSENT AGENDA:

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

A. Minutes Approval:

Planning & Zoning Commission - Regular Meeting - Dec 18, 2018 5:30 PM

B. Consider and act on a Preliminary Plat for Celina 15, being an approximate 15.275 acre tract of land generally located north of Frontier Parkway, west of Preston Road, and east of BNSF Railroad, within the City of Celina. (Celina 15 Preliminary Plat)

Minutes Acceptance: Minutes of Jan 15, 2019 5:30 PM (Minutes Approval)

V. PUBLIC HEARINGS/ACTION ITEMS:

- A. The Planning & Zoning Commission will conduct a public hearing to consider and act upon a commercial replat for Celina Office Building, Lots 7R and 13R, Block 16, being a replat of Lots 7, 8, 9, and a portion of Lot 10, Block 16 and portions of Lots 13, 14, and 15, Block 16 of the Celina Original Donation, an approximately 0.510 acre tract of land generally located east of Colorado Drive and south of Walnut Street. (Celina Original Donation Replat - Lots 7R and 13R, Block 16)

Dusty McAfee, Director of Development Services presented the staff report.

Since this was a replat a public hearing was required. Chairman Hangartner opened the public hearing. No one came forward to speak and the public hearing was closed.

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

- B. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon the approval of development standards for a single-family residential development on an approximately 557 acre tract of land generally located west of FM 2478 (Custer Road), north of Ownsby Parkway, south of Choate Parkway, and east of Coit Road. (Mustang Lakes Expansion Development Standards)

Dusty McAfee, Director of Development Services presented the staff report.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas spoke in opposition.

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

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

- C. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon amendments to the City's Comprehensive Plan, Ordinance 2013-06 to amend the Master Thoroughfare Plan. (Thoroughfare Plan Amendments)

Kim Brawner, Director of Engineering, presented the proposed changes to the City's Thoroughfare Plan. Chairman Hangartner opened the public hearing.

Margaret Ingalls, 9773 CR 128, Celina, Texas had some questions about how her property would be affected. Staff addressed these concerns.

Barry Brown, 9263 CR 133, Celina, Texas had concerns on how his property would be affected. Staff addressed these concerns.

No one else came forward to speak, and Chairman Hangartner closed the public hearing.

Minutes Acceptance: Minutes of Jan 15, 2019 5:30 PM (Minutes Approval)

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

- D. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a request from All Storage Celina, LLC to rezone an approximately 7.426 acre tract of land from AG, Agricultural zoning district to PD, Planned Development No. 95 (PD-95) zoning district, with a base zoning designation of RO, Retail Office. The property is generally located on the north side of Frontier Parkway and east of BNSF Railroad. (All Storage Celina)

Dusty McAfee, Director of Development Services, presented the staff report.

Chairman Hangartner opened the public hearing. Since no one came forward to speak, Chairman Hangartner closed the public hearing.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Charles Haley, Commissioner
SECONDER:	Shelby Barley, Vice Chairman
AYES:	Hangartner, Barley, Freeman, Haley, Ousley, Becker
ABSENT:	Bain

VI. ADJOURNMENT:

Chairman Hangartner closed the meeting at 7:12 PM.

Chairman

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

Date Minutes Approved



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
 From: Brooks Wilson, Planning Consultant
 CC: Dusty McAfee AICP, Director of Development Services
 Date: February 19, 2019
 Re: Fire Station #2 Zoning

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a request from the City of Celina to rezone an approximately 4 acre tract of land from AG, Agricultural zoning district, to CF, Community Facilities zoning district, generally located on the north side of Light Farms Way and approximately 350 feet east of the Dallas North Tollway. (Fire Station No. 2 Rezoning)

Owner:

City of Celina
 142 N. Ohio
 Celina, Texas 75009

Background Information:

This 4.00 acre City-owned property will be annexed into Celina's corporate city limits on March 12, 2019. At that time, the tract of land will be automatically zoned as an AG, Agricultural zoning district. Since this tract contains City-owned facilities (the water tower and Fire Station No. 2), it is appropriate to rezone the tract as CF, Community Facilities.

Conformance with the Comprehensive Plan:

The City's Comprehensive Plan shows this property to be within the Suburban Moderate-High Residential or "Suburban Mix." This includes residential developments and the services and businesses that support the citizens. This future land use accounts for sixty-four percent (64%) of the land area in Celina. The Community Facilities zoning district conforms to all areas within the Comprehensive Plan.

Board Review/Citizen Input:

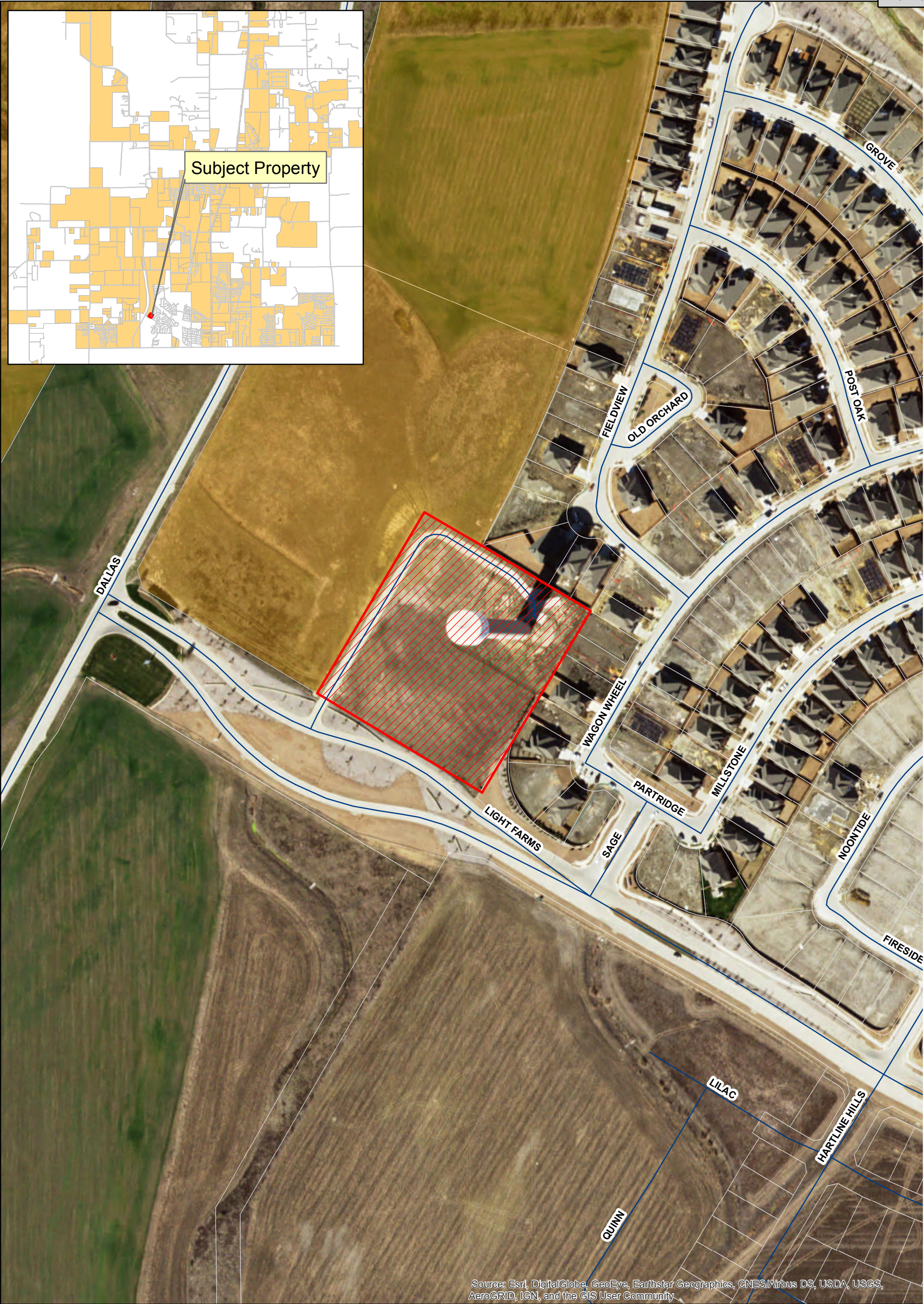
A notice of the public hearing was published in *The Celina Record* on January 25, 2019. Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Documents:

Location Map
 Zoning Exhibit
 Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Fire Station #2 Zoning)

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Fire Station No. 2 Rezoning

Date: 1/9/2019

Legend

- Roads
- FireStation
- City Limits
- Parcels

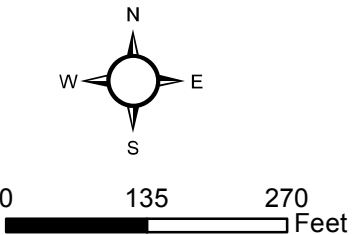
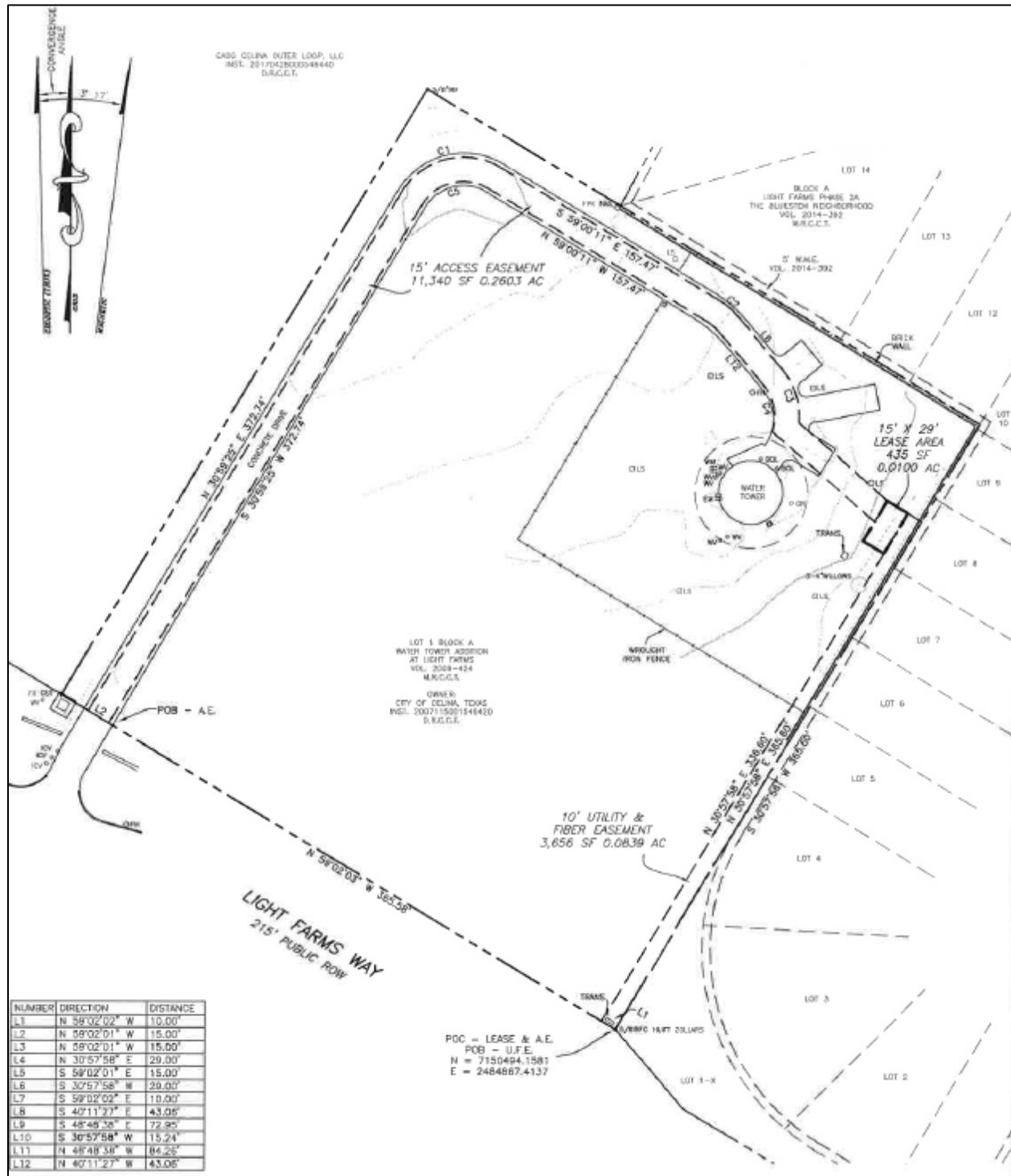


Exhibit B Zoning Exhibit



Attachment: Zoning Exhibit (Fire Station #2 Zoning)

Fire Station #2

Zoning

Planning & Zoning Commission

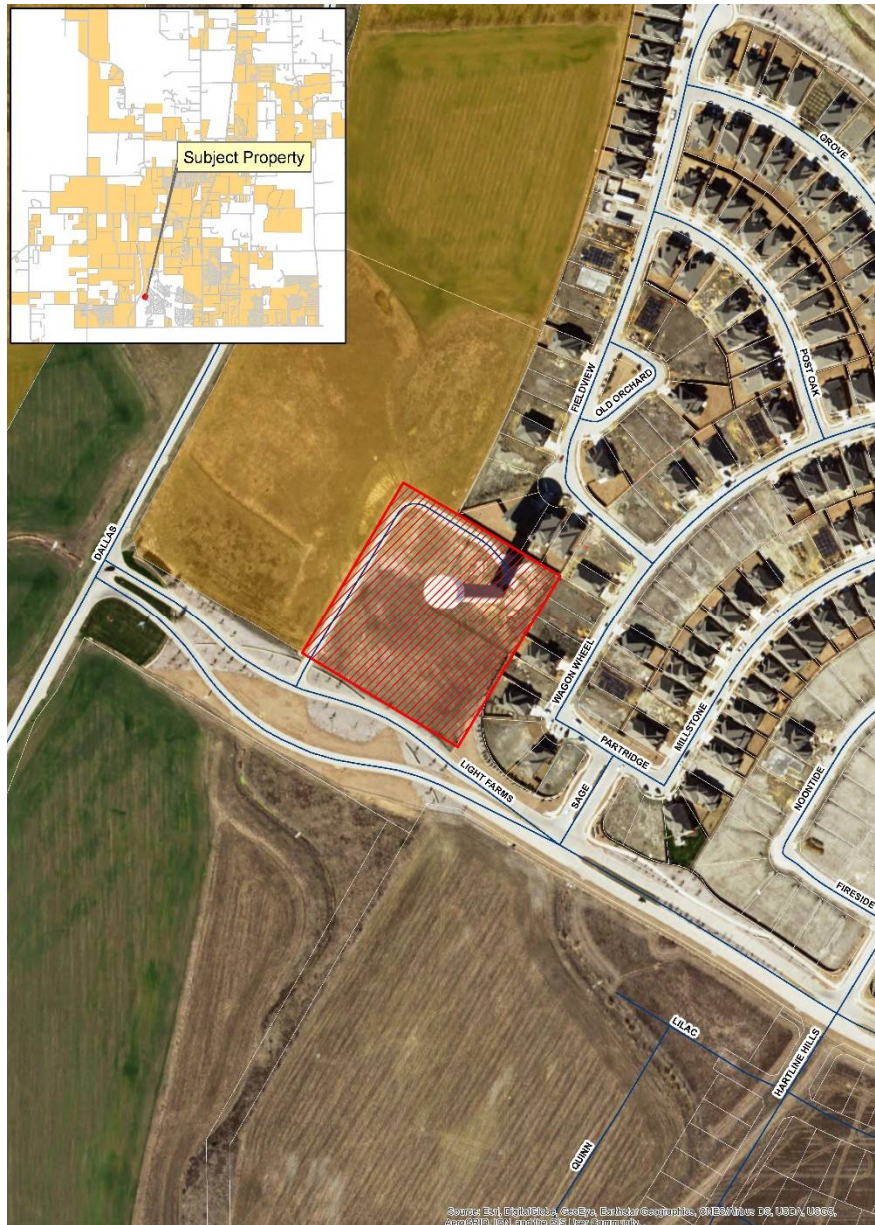
February 19, 2019



Background

- The approximately 4 acre tract of land is owned by City of Celina
- This property is not part of Light Farms District
- This property is proposed for annexation at the March City Council meeting
- Fire Station #2 broke ground last year
- Expected opening by the end of the calendar year





Location Map

The tract is located on the north side of Light Farms Way, approximately 350 feet east of the Dallas North Tollway

Recommendation

- Notices were published in compliance with State and local law
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in March
- Staff recommends approval as presented