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**PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, FEBRUARY 18, 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	Present	
Shawn Bain	City of Celina	Commissioner	Absent	
Mitch Freeman	City of Celina	Commissioner	Present	
Charles Haley	City of Celina	Commissioner	Absent	
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	
Madhuri Mohan/AICP	City of Celina	Planning Manager	Present	
Raha Pouladi	City of Celina	Senior Planner	Present	
Jeannie Regan	City of Celina	Planning Technician	Absent	

Chairman Hangartner called the meeting to order at 5:32 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 January 21, 2020, Planning & Zoning Commission meeting.

- B. Consider and act upon a Final Plat for Wilson Creek Meadows Phase 1, approximately 39 acres situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas; generally located south of Choate Parkway and approximately 1,100 feet east of future Coit Road (Wilson Creek Meadows Phase 1 Final Plat).**

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a Public Hearing to consider and make a recommendation on a request to rezone approximately 30 acres of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located approximately 1,000 feet south of Glendening Parkway and approximately 1,400 feet west of Old Log Trail, within the Extraterritorial Jurisdiction (ETJ). (Glen Crossing West Zoning)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked questions about the development agreement on this Property.

The commissioners discussed the item.

Madhuri Mohan answered questions from the public and the commissioners.

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

Commissioner Freeman motioned to approve the item as proposed.

Commissioner Barley seconded the item.

All were in favor, and the item was approved.

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

- B. Conduct a Public Hearing to consider and make a recommendation on a request to zone approximately 26 acres of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located approximately 2,600 feet east of Preston Road and north of FM 455, within the Extraterritorial Jurisdiction (ETJ). (Crosswood Creek Zoning)

Madhuri Mohan, Planning Manager, presented the staff report.

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

Commissioner Barley 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:	Shelby Barley, Vice Chairman
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Barley, Freeman, Ousley, Becker
ABSENT:	Bain, Haley

- C. Conduct a public hearing to consider and make a recommendation on a development agreement including the adoption of Development Regulations, for a wedding venue on approximately 11 acres of land, generally located approximately 3,000 feet east of Preston Road and south of Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Celina Wedding Venue DA)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

Amy Fortenberry, 1213 Sunset Boulevard, Celina, Texas, 75009, voiced opposition to the proposed development agreement, citing concerns with the wedding venue's impact on adjacent property (noise, traffic, dust, etc.), that notifications were insufficient, and that a wedding venue on acreage did not meet the long range vision of the City.

Ms. Mohan explained that notices were published and posted in compliance with the state and local law.

The Commissioners asked if the City can consider notifying ETJ residents who have already signed a pre-annexation agreement and if the City can consider posting a zoning change sign on the property.

Dusty McAfee, Director of Development Services, assured the Commissioners that a zoning sign will be installed on the property and that the City will take extra measures to notify properties that are directly impacted by a proposed development agreement.

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

Commissioner Barley motioned to deny the item.

Commissioner Becker seconded the motion to deny.

The item was defeated 4 to 1, with Commissioner Freeman being the dissenting vote.

RESULT:	DEFEATED [4 TO 1]
MOVER:	Shelby Barley, Vice Chairman
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Barley, Ousley, Becker
NAYS:	Freeman
ABSENT:	Bain, Haley

- D. Conduct a public hearing to consider testimony and make a recommendation on a development agreement including the adoption of Development Regulations, for a mixed-use development on approximately 61 acres of land, generally located north of FM 455 and east of Preston Road, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Ousley Family DA)

Commissioner Ousely recused himself from this item.

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

Chairman Hangartner opened the public hearing.

Paula Scott, 929 CR 94, Celina, Texas, 75009, cited concerns about the proposed multi-family land use, entrances to the future development, the single-family lot sizes, and concerns with wildlife disruption.

Rob Daake, Attorney with Coats-Rose, presented the item and answered questions from the public and the commissioners.

Mr. McAfee addressed comments and questions from the public and the commissioners.

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

Commissioner Freeman motioned to approve the item as proposed.

Commissioner Becker seconded the item.

The item was approved 3 to 1, with commissioner Barley being the dissenting vote.

RESULT:	APPROVED [3 TO 1]
MOVER:	Mitch Freeman, Commissioner
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Freeman, Becker
NAYS:	Barley
ABSENT:	Bain, Haley
RECUSED:	Ousley

- E. 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 (DNTO) base zoning, generally located west of Dallas Parkway and south of the future Outer Loop, within the City Limits. (Stearman Tract PD Zoning)

Dusty McAfee, Director of Development Services, cited that the applicant requested to table the item to continue to work on details and suggested to open the public hearing and continue it to the next meeting.

Chairman Hangartner opened the public hearing and continued it to the next regular Planning and Zoning Commission meeting in March.

Commissioner Barley motioned to table the item and continue the public hearing.

Commissioner Becker seconded the item.

All were in favor, and the item was tabled.

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

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:41 p.m.