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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JANUARY 19, 2021
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	Present	
Charles Haley	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Present	
Eric Becker	City of Celina	Commissioner	Absent	
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	
Bella Lopez	City of Celina	Senior Planner	Present	
Raha Pouladi	City of Celina	Senior Planner	Present	

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.

A. Planning Excellence Award Presentation (McAfee):

Dusty McAfee, Director of Development Services, presented the Planning Excellence Award.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the December 15, 2020, Planning & Zoning Commission meeting.

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to amend the Development Regulations of Planned Development (PD) No. 50 on approximately 106 acres, generally located at the southwest corner of Ownsby Parkway and Custer Road, within the City Limits (Mustang Lakes – PD Amendment)

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.

Vice Chair Barley 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:	Shelby Barley, Vice Chairman
SECONDER:	Shawn Bain, Commissioner
AYES:	Hangartner, Barley, Bain, Haley, Ousley, Poché
ABSENT:	Becker

- B. Conduct a public hearing to zone approximately 23 acres to Commercial, Office, & Retail (C) zoning district, generally located east of FM 1385, south of FM 428, north of Tudor Place, and west of Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (4 3-Year 2017 Agreements - Zoning)

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 Poché motioned to approve the item as proposed.

Commissioner Ousley seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bryan Poché, Commissioner
SECONDER:	Jace Ousley, Commissioner
AYES:	Hangartner, Barley, Bain, Haley, Ousley, Poché
ABSENT:	Becker

- C. Conduct a public hearing to consider and act upon a request to zone approximately 247 acres to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located at the northeast corner of FM 1385 and future Punk Carter Parkway, within the Extraterritorial Jurisdiction (ETJ). (Edgewood Creek PD – Zoning)

Ms. Pouladi 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.
Vice Chair Barley seconded the item.
All were in favor, and the item was approved.

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

- D. Conduct a public hearing to zone approximately 246 acres to Agricultural District (AG), generally located west of FM 2478, south of FM 455, north of Frontier Parkway, and east Preston Road, within the Extraterritorial Jurisdiction (ETJ). (Edgewood Creek – Remainder - Zoning)

Ms. Pouladi presented the staff report.
Chairman Hangartner opened the public hearing.
No one came forward to speak and the public hearing was closed.
The commissioners discussed the item.
Mr. McAfee addressed the commission.
Commissioner Bain motioned to approve the item as proposed.
Commissioner Poché seconded the item.
The motion was approved 5 to 1, with commissioner Ousley being the dissenting vote.

RESULT:	APPROVED [5 TO 1]
MOVER:	Shawn Bain, Commissioner
SECONDER:	Bryan Poché, Commissioner
AYES:	Hangartner, Barley, Bain, Haley, Poché
NAYS:	Ousley
ABSENT:	Becker

- E. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for an Auto Wash on an approximately 2 acre tract of land, generally located west of Preston Road and approximately 645 feet north of Frontier Parkway, within the City Limits. (Dream Wash Auto Spa – Specific Use permit)

Bella Lopez, Senior Planner, presented the staff report.
Chairman Hangartner opened the public hearing.
No one came forward to speak and the public hearing was closed.
Vice Chair Barley motioned to approve the item as proposed.
Commissioner Ousley seconded the item.
All were in favor, and the item was approved.

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

- F. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 620 acres, generally located east of Celina Parkway and approximately 3,275 feet north of G A Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Robinson - Development Agreement)

Ms. Mohan presented the staff report.

Chairman Hangartner opened the public hearing.

Kelly Osburn, 3501 Mallard Lane, Celina, Texas 75009, expressed concerns about why SF-E lots are not required adjacent to Preston Lakes. He also requested to see a site plan.

Rob Daake, Applicant, 14755 Preston Road, Suite 600, Dallas, Texas 75254, stated that the development will possibly start in 8-10 years and that the property is currently in the ETJ.

Ryan Kelly, 3401 N. Preston Lakes Drive, Celina, Texas 75009, asked the commissioners to consider the proposed lot sizes.

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

The commissioners discussed the item.

Mr. McAfee addressed the commission.

Commissioner Ousley motioned to approve the item as proposed.

Vice Chair Barley seconded the item.

The motion was approved 5 to 1, with Commissioner Haley being the dissenting vote.

RESULT:	APPROVED [5 TO 1]
MOVER:	Jace Ousley, Commissioner
SECONDER:	Shelby Barley, Vice Chairman
AYES:	Hangartner, Barley, Bain, Ousley, Poché
NAYS:	Haley
ABSENT:	Becker

- G. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 51 acres, generally located east of FM 1385 and approximately 2,272 feet north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Chesney Tract - Development Agreement)

Ms. Mohan presented the staff report.

Chairman Hangartner opened the public hearing.

Matt Moore, Applicant, 301 S. Coleman, Suite 40, Prosper, Texas 75078, stated he was available to answer questions.

Casey McGregor, 4721 Cleves Ave, Aubrey, Texas 76227, asked questions about the development.

Alcira Henao, 4901 Cleves Ave, Aubrey, Texas 76227, asked about multifamily proposed adjacent to her back yard.

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

Commissioner Haley motioned to approve the item as proposed.

Commissioner Ousley seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Charles Haley, Commissioner
SECONDER:	Jace Ousley, Commissioner
AYES:	Hangartner, Barley, Bain, Haley, Ousley, Poché
ABSENT:	Becker

- H. 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)

Abra Nusser, Consultant with Kimley-Horn, 2201 West Royal Lane, Suite 275, Irving, Texas 75063, presented the proposed Downtown Code (DTC).

Chairman Hangartner opened the public hearing.

David Quick, 403 S. Oklahoma Drive, Celina, Texas 75009, stated he is in opposition of the DTC, citing his concern in the Code that states nonconforming uses & structures are not being encouraged to survive.

Kay Willard, 604 S. Georgia Street, Celina, Texas 75009, stated her concerns of ugly, non-permanent/modular buildings being permitted.

Willie Simms, 307 E. Main Street, Celina, Texas 75009, expressed concerns regarding increasing taxes and elderly who are on social security and low income being negatively affected.

Diego Matehuala, 508 E. Walnut Street, Celina, Texas 75009, stated his support to everything David Quick said.

Michele Fulghum, 301 E. Elm Street, Celina, Texas 75009, stated her opposition to the DTC, and also asked about those that were raised in Celina and what they are to do if forced to move out.

Dana Roconelli, 601 W. Sycamore Street, Celina, Texas 75009, asked if commercial businesses will be allowed in residential areas.

Brooksie Craddock, 511 E. Elm Street, Celina, Texas 75009, asked if their property will be bought out by eminent domain, and also stated that the City made an offer that was well under the market value.

Susan Brummett, 1212 S. Preston Road, Celina, Texas 75009, stated she is a realtor, and that people will lose their homes and businesses due to the proposed code.

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

The commissioners discussed the item.

Mr. McAfee and Ms. Nusser addressed the commission.

Commissioner Haley motioned to table the item.

Commissioner Ousley seconded the item.

All were in favor, and the item was tabled.

RESULT:	TABLED [UNANIMOUS]	Next: 2/16/2021 5:30 PM
MOVER:	Charles Haley, Commissioner	
SECONDER:	Jace Ousley, Commissioner	
AYES:	Hangartner, Barley, Bain, Haley, Ousley, Poché	
ABSENT:	Becker	

- I. 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)

This item is related to the previous item.

Chairman Hangartner opened the public hearing.

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

Vice Chair Barley motioned to table the item.

Commissioner Ousley seconded the item.

All were in favor, and the item was tabled.

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

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 7:51 p.m.