



**NOTICE OF  
CITY OF CELINA  
PLANNING AND ZONING COMMISSION  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO STREET  
TUESDAY MAY 17, 2016  
6:30 P.M.**

**AGENDA**

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

**II. PLEDGE OF ALLEGIANCE:**

**III. CONSENT AGENDA:**

- A. Consider and act upon approval of minutes from the Regular Planning and Zoning Commission Meeting on April 19, 2016.

**IV. DIRECTOR'S REPORT:**

- A. Report on City Council meeting items of April 19, 2016 and May 10, 2016.

**V. AGENDA:**

- A. Conduct a public hearing to consider testimony and act upon a rezoning request for DC Ranch Phases 1 & 2 from AG-Agricultural zoning district to SF-E – Single Family Estate zoning district, following the annexation of the property. DC Ranch is a residential subdivision comprised of 130 lots on approximately 165 acres situated in the Joab H. Biggs Survey, Abstract No. 52, the George Jay Survey, Abstract No. 488, the Larkin M. Boyd Survey, Abstract No. 48, and the Samuel Queen Survey, Abstract No. 732, Collin County, Texas, the property is generally located at the southeast corner of CR 97 (Future Coit Road) and CR 134. (DC Ranch Rezoning following Annexation)
- B. Conduct a public hearing to consider testimony and act upon a rezoning request for Rolling Meadows from AG-Agricultural zoning district to SF-E – Single Family Estate zoning district, following the annexation of the property. Rolling Meadows is a residential subdivision comprised of forty-four (44) lots on approximately 51.418 acres situated in the Coleman Watson Survey, Abstract No. 945, Collin County, Texas the property is generally located west of FM 2478 (Custer Road) and north of FM 1461 (Frontier Parkway). (Rolling Meadows Rezoning following Annexation)
- C. Conduct a public hearing to consider testimony and act upon a rezoning request for an approximately 641.3 acre tract of land from an AG-Agricultural zoning district to a PD-Planned Development zoning district with base zoning designations of SF-R–Single Family Residential and MU-2–Regional Mixed Use. The property is situated in the John Culwell Survey, Abstract No. 208, the Hezekiah Culwell Survey, Abstract No. 186, the B.B.B. & C.R.R. Survey, Abstract Nos. 129 and 130, and the George Jay Survey, Abstract No. 488 and is generally located north of CR 130, south of CR 134, and east of CR 101, within the extraterritorial jurisdiction of the City of Celina, Collin County, Texas. (O'Donnell Rezoning following Annexation)
- D. Consider and act on an application for a General Development Plan for Wells North single family residential development, a ±213.55 tract of land situated in the Shelby Glass Survey, Abstract No. 346 and the J. Cahill Survey, Abstract No. 171 the property is generally located north of CR 83, south of CR 88, and east of Carter Ranch. (Wells North)

- E. Consider and act on a Final Plat for Light Farms, Hawthorne Phase II Neighborhood Final Plat, being approximately 7.16 acres situated in the John Ragsdale Survey, Abstract No. 734, and comprising Thirty Two (32) residential lots and one (1) open space lots. The property is generally located north of Frontier Parkway, south of Light Farms Way and west of the BNSF Railroad. (Light Farms)
- F. Consider and act on a Final Plat for Light Farms, Hazel Neighborhood Phase II Final Plat, being approximately 3.69 acres situated in the John Ragsdale Survey, Abstract No. 734, and comprising fourteen (14) residential lots. The property is generally located north of Frontier Parkway, south of Light Farms Way and west of the BNSF Railroad. (Light Farms)
- G. Conduct a public hearing to consider testimony and act upon proposed amendments to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.03.015: OT-R, Old Town Residential District, to amend the standards for front yard setbacks. (Old Town Residential)
- H. Consider and act upon a Final Plat for Celina Village, being approximately 3.596 acres situated in the John Willock Survey, Abstract No. 1055, containing eighteen (18) residential lots and one (1) HOA lot, the property is generally located north of FM 455, south of CR 994, east of North Florida Dr., and west of Business 289. (Celina Village)
- I. Consider and act upon a Construction Plat for Lot 1, Block 1 of the Celina Original Donation, being being approximately 1.855 acre. The property is generally located at the southeast corner of Malone St. and Oklahoma Drive. (BGREA Warehouse)
- J. Consider and act upon a Final Plat for Mustang Lakes Phase 1, being approximately 172.521 acres situated in the Coleman Watson Survey, Abstract No. 945, containing 335 residential lots and twenty (20) common area lots, the property is generally located north of FM 1461 (Frontier Parkway) and west of FM 2478 (Custer Road). (Mustang Lakes)

**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:

Friday, May 13, 2016 at \_\_\_\_\_ p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.”

\_\_\_\_\_  
 Helen-Eve Liebman, AICP  
 Director of Planning & Development Services  
 City of Celina, Texas

\_\_\_\_\_  
 Date Notice

Celina City Hall 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.