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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 20, 2023
5:30 PM**

AGENDA

I. CALL TO ORDER

The Chair will call the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas flags.

II. WORKSESSION

The Planning and Zoning Commission will convene in a Worksession to receive the Director's report, discuss future agenda items, update on Council actions, training topics, and request for new business consideration. The meeting is open to the public.

Reconvene Into Open Session

A. Presentation of the 2022 Tree City USA & Growth Award

III. 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. Minutes from the May 16, 2023, Planning & Zoning Commission meeting.

B. Consider and act upon a Replat for the Tollway 10 Addition, Lots 2, 5, and 6, Block A, being approximately 6 acres; generally located at the northeast corner of Dallas Parkway and Light Farms Way. (Tollway 10 Addition (Children's Lighthouse Daycare) – Replat)

C. Consider and act upon a Preliminary Plat for Mosaic Phase 2, being approximately 109 acres; generally located approximately 1,700 feet west of Legacy Drive and approximately 1,800 feet south of Carey Road. (Mosaic Phase 2 – Preliminary Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS

- A. Conduct a public hearing to consider and act upon a request to amend approximately 38 acres of Planned Development (PD) No. 74 with Multi-Family, Horizontal District (MF-0) and Commercial, Office, & Retail (C) base zoning, and modified development standards; generally located west of future Coit Road and north and south of future Ownsby Parkway, within the City Limits. (Wood Tract - PD Amendment) - To Be Tabled
- B. Conduct a public hearing to consider and act upon a request to zone approximately 110 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning; generally located north of Frontier Parkway and approximately 2,500 feet east of Bothwell Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Sutton Fields East - PD Zoning)
- C. Conduct a public hearing to consider and act upon a request to amend approximately 19 acres of Planned Development (PD) No. 142 with the Collin County Outer Loop Overlay District (CCOLO) base zoning, and modified development standards; generally located north of the Collin County Outer Loop and approximately 1,300 feet east of future Coit Road, within the City Limits. (Rayburn Electric Cooperative Tap Substation Addition (Ten Mile Creek) – PD Amendment)
- D. Conduct a public hearing to consider and act upon a request to rezone approximately 18 acres to a Planned Development (PD) with Collin County Outer Loop Overlay District (CCOLO) base zoning, and modified development standards; generally located at the northeast corner of future Coit Road and the Collin County Outer Loop, within the City Limits. (Stone Tract – PD Zoning)
- E. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a Communication Antenna Tower on approximately 2 acres; generally located north of Frontier Parkway and approximately 375 feet west of Pebble Creek Drive, within the City Limits. (Anthemnet - Frontier Lift Station Cell Tower – Specific Use Permit)
- F. Conduct a public hearing to consider and act upon a Development Agreement on approximately 641 acres; generally located west and east of Custer Road and north of County Road 130, within the City Limits. (O'Donnell (HFI & Rainwater Crossing) – Development Agreement)

V. ADJOURNMENT

The Planning & Zoning Commission 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 Texas Government Code, Chapter 551.

“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 ____ a.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.”

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.