



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 20, 2022
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Russell Boswell	City of Celina	Commissioner	Present	
Michael Dawson	City of Celina	Commissioner	Present	
Brandon Grumbles	City of Celina	Commissioner	Present	
Daniel Rojas	City of Celina	Commissioner	Absent	
Daniel Trigo	City of Celina	Commissioner	Present	
Shawn Bain	City of Celina	Chair	Present	
Bryan Poché	City of Celina	Vice Chair	Present	
Dusty McAfee AICP	City of Celina	Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Director	Present	
Lauren Field	City of Celina	City Secretary	Present	
Andy Glasgow	City of Celina	Director of Engineering	Present	
Bella Lopez	City of Celina	Senior Planner	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	
Kari White	City of Celina	Senior Planner	Present	

Dusty McAfee, Executive Director of Development Services, called the meeting to order at 5:30 p.m., established a quorum, and led those present in a salute to the American and Texas Flags.

A. Oaths of Office:

Lauren Field, City Secretary, administered the Oaths of Office and swore in the Commissioners.

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. ROUTINE BUSINESS & PRESENTATIONS:

A. Chair & Vice Chair Appointments:

The Commission voted on nominating a Chair. Shawn Bain was nominated for Chair. Commissioner Poché motioned to approve.

Commissioner Boswell seconded.
All were in favor, and Shawn Bain was appointed as Chair.
The Commission voted on nominating a Vice-Chair. Bryan Poché was nominated for Vice-Chair.
Commissioner Boswell motioned to approve.
Commissioner Grumbles seconded.
All were in favor, and Commissioner Poché was appointed Vice-Chair.

B. Annual CIP Presentation:

Andy Glasgow, Director of Engineering, presented the annual Capital Improvement Projects Presentation.

C. Overlay Districts Discussion:

Mr. McAfee, presented the Overlay Districts Discussion.

IV. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the August 16, 2022, Planning & Zoning Commission meeting.

B. Consider and act upon a Final Plat for Lilyana Phase 7 (CR 83), being approximately 3 acres; generally located at the southwest corner of future Coit Road and Vest Lane. (Lilyana Ph 7 (CR 83) – Final Plat)

C. Consider and act upon a Conveyance Plat for The Village at Ownsby Farms Retail, being approximately 44 acres; generally located at the southwest corner of Preston Road and Ownsby Parkway. (The Village at Ownsby Farms Retail – Conveyance Plat)

D. Consider and act upon a Conveyance Plat for The Legacy North (West Tract), being approximately 701 acres; generally located at the southwest corner of future Legacy Drive and the future Dallas North Tollway. (Legacy North (West Tract) (First Leo) – Conveyance Plat)

E. Consider and act upon a Conveyance Plat for The Legacy North (East Tract), being approximately 88 acres; generally located at the northwest corner of future Legacy Drive and the future Dallas North Tollway. (Legacy North (East Tract) (First Leo) – Conveyance Plat)

F. Consider and act upon a Conveyance Plat for Outer Loop/DNT, being approximately 12 acres; generally located at the northeast corner of the future Dallas North Tollway and the Collin County Outer Loop. (Outer Loop/DNT 12 Acre MF – Conveyance Plat)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Daniel Trigo, Commissioner
SECONDER:	Brandon Grumbles, Commissioner
AYES:	Boswell, Dawson, Grumbles, Trigo, Bain, Poché
ABSENT:	Rojas

V. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, to modify the alcohol regulations. (Alcohol (Chapter 14) – Zoning Text Amendment)

Mr. McAfee, presented the staff report.
Chair Bain opened the public hearing.
No one came forward to speak and the public hearing was closed.
The commissioners discussed the item.
Vice Chair Poché motioned to approve the item as proposed.
Commissioner Boswell seconded the item.
All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bryan Poché, Vice Chair
SECONDER:	Russell Boswell, Commissioner
AYES:	Boswell, Dawson, Grumbles, Trigo, Bain, Poché
ABSENT:	Rojas

- B. Conduct a public hearing to consider and act upon a request to zone approximately 38 acres to the Dallas North Tollway Overlay District (DNTO) zoning, generally located at the southeast corner of future Legacy Drive and future Mobberly Road, within the Extraterritorial Jurisdiction (ETJ). (Hollifield Tract – Zoning)

Kari White, Senior Planner, presented the staff report.
Chair Bain opened the public hearing.
No one came forward to speak and the public hearing was closed.
The commissioners discussed the item.
Commissioner Boswell motioned to approve the item as proposed.
Commissioner Dawson seconded the item.
All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Russell Boswell, Commissioner
SECONDER:	Michael Dawson, Commissioner
AYES:	Boswell, Dawson, Grumbles, Trigo, Bain, Poché
ABSENT:	Rojas

- C. Conduct a public hearing to consider and act upon a request to rezone approximately one acre from Old Town Residential District (OT-R) to Downtown Code, Preston Streams District (DTC) zoning, generally located north of Malone Street and approximately 1,375 feet west of Preston Road, within the City Limits. (My Swim Buddy – Rezoning)

Jonathan Pollard, Senior Planner, presented the staff report.
Chair Bain opened the public hearing.
Tiffany Hoggard, Applicant, provided a presentation for the Commission.
The Commissioners asked the applicant about the number of swim lanes, hours of operation and the size of the pool and the buildings.
Barbra Ivey, 504 Malone Street, Celina Texas 75009, expressed concerns about noise and the removal of trees on the property.
Dick Ivey, 504 Malone Street, Celina Texas 75009, provided a list of concessions that he would like to see should the item be approved, namely screening, the preservation of trees and the home, and asked that the roll up doors on the west side of the building are not operable.

The commissioners discussed the item.

Vice Chair Poché motioned to approve the item with the following conditions:

No roll up doors on the west side, screening requirements to follow code on the west side, and to preserve trees where possible.

Commissioner Trigo seconded the item.

Motion was approved 5-1, with Commissioner Grumbles being the dissenting vote.

RESULT:	APPROVED [5 TO 1]
MOVER:	Bryan Poché, Vice Chair
SECONDER:	Daniel Trigo, Commissioner
AYES:	Boswell, Dawson, Trigo, Bain, Poché
NAYS:	Grumbles
ABSENT:	Rojas

D. Conduct a public hearing to consider and act upon a request to zone multiple tracts comprising of approximately 376 acres to Agricultural District (AG), generally located west of future Custer Road, east of Smiley Road, north of Punk Carter Parkway, and south of Marilee Road, within the Extraterritorial Jurisdiction (ETJ). (November Batch – Zoning)

Bella Lopez, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

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

The commissioners discussed the item.

Commissioner Grumbles motioned to approve the item as proposed.

Commissioner Trigo seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brandon Grumbles, Commissioner
SECONDER:	Daniel Trigo, Commissioner
AYES:	Boswell, Dawson, Grumbles, Trigo, Bain, Poché
ABSENT:	Rojas

VI. ADJOURNMENT:

Chairman Bain adjourned the meeting at 7:26 p.m.

Chair



Ex Officio



2/15/2024
Date