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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 15, 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	Absent	
Brandon Grumbles	City of Celina	Commissioner	Present	
Daniel Rojas	City of Celina	Commissioner	Present	
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	Executive Director of Development Services	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	

Chair Bain 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.

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.

Reconvene Into Open Session:

A. 2022 Scenic City of the Year Award :

Dusty McAfee, Executive Director of Development Services, presented the Scenic City of the Year Award.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the October 18, 2022, Planning & Zoning Commission meeting.

- B. Consider and act upon a Preliminary Plat for Legacy Hills Del Webb Phase 1, being approximately 101 acres; generally located at the northwest corner of future Celina Parkway and future Pacino Pass. (Legacy Hills Del Webb Phase 1 – Preliminary Plat)
- C. Consider and act upon a Preliminary Plat for the Mosey Tract (Celina Gateway), being approximately 35 acres; generally located at the northwest corner of Dallas Parkway and Frontier Parkway. (Mosey Tract (Celina Gateway) – Preliminary Plat)
- D. Consider and act upon a Conveyance Plat for Celina Self-Storage Addition, being approximately 2 acres; generally located east of Oklahoma Street and approximately 430 feet north of future Sunset Boulevard. (Celina Self-Storage Addition – Conveyance Plat)
- E. Consider and act upon a Conveyance Plat for Legacy Hills 67, being approximately 68 acres; generally located east of Dallas Parkway and approximately 940 feet south of future O'Brien Drive. (Legacy Hills 67 – Conveyance Plat)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a Development Agreement on approximately 12 acres, generally located at the northeast corner of Kristina Court and Mark Alexander Court, within the Extraterritorial Jurisdiction (ETJ). (Preston 450 – Development Agreement)

Kari White, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

The applicant, Chuck Branch, 5900 S. Lake Forest Drive, Allen, Texas, 75013, provided a background on the project and made himself available to answer questions.

No one else came forward to speak.

The commissioners discussed the item, and the public hearing was closed.

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, Grumbles, Rojas, Trigo, Bain, Poché
ABSENT:	Dawson

- B. Conduct a public hearing to consider and act upon a request to zone approximately 19 acres to Collin County Outer Loop Overlay District (CCOLO), generally located south of the Collin County Outer Loop and approximately 485 feet east of Choate Parkway, within the Extraterritorial Jurisdiction (ETJ). (Choate Loop Ranch – Zoning)

Bella Lopez, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

The applicant, Caleb Cook, 428 Cozby Avenue, Coppell, Texas, 75019, provided a background on the project and made himself available to answer questions.

No one else came forward to speak.

The commissioners discussed the item, and the public hearing was closed.

Commissioner Boswell motioned to approve the item as proposed.

Vice Chair Poché seconded the item.

All were in favor, and the item was approved.

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

- C. Conduct a public hearing to consider and act upon a request to zone approximately 25 acres to Commercial, Office, & Retail District (C) and Multi-Family, Urban Edge District (MF-2) with the Preston Road Overlay (PRO), generally located at the northwest corner of Preston Road and future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Dorothy Winchester Tract – Zoning)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

The applicant, Caleb Cook, 428 Cozby Avenue, Coppell, Texas, 75019, provided a background on the project and made himself available to answer questions.

No one else came forward to speak.

The commissioners discussed the item, and the public hearing was closed.

Commissioner Rojas 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:	Daniel Rojas, Commissioner
SECONDER:	Daniel Trigo, Commissioner
AYES:	Boswell, Grumbles, Rojas, Trigo, Bain, Poché
ABSENT:	Dawson

- D. Conduct a public hearing to consider and act upon a Development Agreement on approximately 149 acres, generally located at the northwest corner of Louisiana Drive and G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Ariana – Development Agreement)

Ms. Lopez, presented the staff report.

Chair Bain opened the public hearing.

The applicant, Larry Corson, 4925 Greenville Avenue, Dallas, Texas, 75206, provided a background on the project and made himself available to answer questions.

No one else came forward to speak.

The commissioners discussed the item, and the public hearing was closed.

Commissioner Boswell motioned to approve the item as proposed.

Commissioner Rojas seconded the item.

All were in favor, and the item was approved.

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

- E. Conduct a public hearing to consider and act upon a Development Agreement on approximately 387 acres, generally located east of Bothwell Boulevard, west of Smiley Road, and south of FM 428, within the Extraterritorial Jurisdiction (ETJ). (Sorrells Tract – Development Agreement)

Mr. Pollard, presented the staff report.

Chair Bain opened the public hearing.

Jessica Lewis, 4533 Tolkien Avenue, Aubrey, Texas, 75009, asked general development questions.

The applicant, Matt Robinson, 2595 Dallas Parkway, Frisco, Texas, 75034, provided a background on the project explaining that a majority of the project will be single family land uses and made himself available to answer questions.

No one else came forward to speak.

The commissioners discussed the item, and the public hearing was closed.

Vice Chair Poché 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:	Bryan Poché, Vice Chair
SECONDER:	Daniel Trigo, Commissioner
AYES:	Boswell, Grumbles, Rojas, Trigo, Bain, Poché
ABSENT:	Dawson

- F. Conduct a public hearing to consider and act upon a Development Agreement on approximately 47 acres of land, generally located east of Smiley Road and approximately 965 feet north of Parvin Road, within the Extraterritorial Jurisdiction (ETJ). (Teel Lakes – Development Agreement)

Mr. Pollard, presented the staff report.

Chair Bain opened the public hearing.

Commissioner Boswell, asked the owner if the flood plain had been studied and if the flood plain will interfere with the concept plan.

The applicant, Alan Michlin, 4024 Bryn Mawr, Dallas, Texas, 75225, explained that the flood plain will still have to be studied prior to any development and made himself available to answer any further questions.

No one else came forward to speak.

The commissioners discussed the item, and the public hearing was closed.

Vice Chair Poché motioned to approve the item as proposed.

Commissioner Rojas seconded the item.

All were in favor, and the item was approved.

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

- G. Conduct a public hearing to consider and act upon a Development Agreement on approximately 102 acres of land, generally located north of Parvin Road and approximately 2,600 feet west of Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Celina Parvin – Development Agreement)

Mr. Pollard, presented the staff report.

Chair Bain opened the public hearing.

Jessica Lewis, 4533 Tolkien Avenue, Aubrey, Texas, 76227, explained to the Commission that the request does not consider the impact to the traffic in the area, or the impact of the additional density from multi-family on the school systems.

Commissioner Grumbles asked the audience if a recommendation of only single-family land uses on the property would be acceptable.

Marcia Dunn, 5932 Priory Drive, Aubrey, Texas, 76227, cited traffic concerns and asked the Commission to deny the request.

Commissioner Grumbles, asked the applicant where the entrance for the subdivision would be, and if single-family land uses on the property would be acceptable.

The applicant, Trevor Kollinger, 1800 Valley View Lane, Dallas, Texas, 75022, addressed the Commission and agreed to Single Family land uses.

No one else came forward to speak.

The commissioners discussed the item, and the public hearing was closed.

Commissioner Grumbles motioned to approve the item as single-family land uses only, and no multi-family land uses on the property.
Commissioner Boswell seconded the item.
All were in favor, and the item was approved.

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

- H. Conduct a public hearing to consider and act upon a request to zone approximately 102 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge (MF-2), and Multi-Family, Urban Living District (MF-3) base zoning, generally located north of Parvin Road and approximately 2,600 feet west of Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Celina Parvin – Zoning)

Mr. Pollard, presented the staff report.
Chair Bain opened the public hearing.
No one came forward to speak.
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 single-family land uses only, and no multi-family land uses on the property. 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, Grumbles, Rojas, Trigo, Bain, Poché
ABSENT:	Dawson

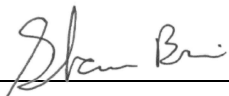
- I. Conduct a public hearing to consider and act upon a request to rezone approximately 10 acres to Multi-Family, Urban Edge District (MF-2), generally located at the northwest corner of future Celina Parkway and County Road 52, within the City Limits. (Coppell Lake Breeze – Rezoning)

Chair Bain stated that the item had been withdrawn by the applicant.
Ms. White noted the applicant's withdrawal of the request.
Chair Bain opened the public hearing.
No one came forward to speak and the public hearing was closed.
No action was taken.

RESULT:	NO ACTION
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V. **ADJOURNMENT:**

Chair Bain adjourned the meeting at 7:18 p.m.

		2/15/2024
Chair	Ex Officio	Date