



Life Connected.

**PLANNING & ZONING COMMISSION  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
TUESDAY, JANUARY 17, 2023  
5:30 PM**

**MINUTES**

**I. CALL TO ORDER:**

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.

| Attendee Name     | Organization   | Title                                      | Status  | Arrived |
|-------------------|----------------|--------------------------------------------|---------|---------|
| Russell Boswell   | City of Celina | Commissioner                               | Absent  |         |
| Michael Dawson    | City of Celina | Commissioner                               | Present |         |
| 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 |         |

**II. WORKSESSION:**

Reconvene Into Open Session

A. Discussion Regarding Multi-Family Regulations

B. Presentation of the Richard R. Lillie Planning Excellence Award

Dusty McAfee, Executive Director of Development Services, presented both the Multi-Family Regulations and the Richard R. Lillie Planning Excellence Award.

**III. CONSENT AGENDA:**

## A. Minutes Approval:

1. Minutes from the November 15, 2022, Planning & Zoning Commission meeting.
- B. Consider and act upon a Preliminary Plat for the McIlroy Addition, Lots 5-8, being approximately 4 acres; generally located at the southeast corner of Oklahoma Drive and Cherry Wood Lane. (McIlroy Addition, Lots 5-8 – Preliminary Plat)
- C. Consider and act upon a Conveyance Plat for the GDG Addition, Lots 1-3, Block A, being approximately 29 acres; generally located at the southeast corner of Preston Road and the Collin County Outer Loop. (GDG Addition – Conveyance Plat)
- D. Consider and act upon a Replat for the Sage Retail Addition, Lots 4 & 5, Block A, being approximately 4 acres; generally located at the northeast corner of Worthington Way and Frontier Parkway. (North Forest Office Park (Sage Retail Addition) – Replat)

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| <b>RESULT:</b>   | <b>ADOPTED [UNANIMOUS]</b>                  |
| <b>MOVER:</b>    | Michael Dawson, Commissioner                |
| <b>SECONDER:</b> | Bryan Poché, Vice Chair                     |
| <b>AYES:</b>     | Dawson, Grumbles, Rojas, Trigo, Bain, Poché |
| <b>ABSENT:</b>   | Boswell                                     |

**IV. PUBLIC HEARINGS/ACTION ITEMS:**

- A. Conduct a public hearing to consider and act upon a request to zone approximately 149 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), and Commercial, Office, & Retail (C) base zoning, generally located at the northwest corner of Louisiana Drive and future G.A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Ariana – 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.  
Vice Chair Poché motioned to approve the item as proposed.  
Commissioner Trigo seconded the item.  
All were in favor, and the item was approved.

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

- B. Conduct a public hearing to consider and act upon a request to zone approximately 12 acres to Single-Family Residential Estate District (SF-E), generally located at the northeast corner of Kristina Court and Mark Alexander Court, within the Extraterritorial Jurisdiction (ETJ). (Preston 450 – 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 Rojas motioned to approve the item as proposed.

Commissioner Dawson seconded the item.

All were in favor, and the item was approved.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                 |
| <b>MOVER:</b>    | Daniel Rojas, Commissioner                  |
| <b>SECONDER:</b> | Michael Dawson, Commissioner                |
| <b>AYES:</b>     | Dawson, Grumbles, Rojas, Trigo, Bain, Poché |
| <b>ABSENT:</b>   | Boswell                                     |

- C. Conduct a public hearing to consider and act up on a request to rezone approximately 7 acres to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO), generally located at the northwest corner of Preston Road and future Oklahoma Drive, within the City Limits. (Celina Marketplace – Rezoning)

Ms. White 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 Trigo seconded the item.

All were in favor, and the item was approved.

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

- D. Conduct a public hearing to consider and act upon a request to rezone approximately 22 acres to Single-Family Residential Attached District (SF-A), generally located south of Sunset Boulevard and approximately 735 feet east of K.C. Robinson Lane, within the City Limits. (Glory Villas – Rezoning)

Jonathan Pollard, Senior Planner, presented the Staff report.

Chair Bain opened the public hearing.

Caleb Cook, Applicant, 428 Cozby Avenue, Coppell, Texas, 75019, addressed the Commission stating that he was available to answer any questions.

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

The commissioners discussed the item.

Commissioner Dawson motioned to approve the item as proposed.

Commissioner Grumbles seconded the item.

All were in favor, and the item was approved.

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| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>                 |
| <b>MOVER:</b>    | Michael Dawson, Commissioner                |
| <b>SECONDER:</b> | Brandon Grumbles, Commissioner              |
| <b>AYES:</b>     | Dawson, Grumbles, Rojas, Trigo, Bain, Poché |
| <b>ABSENT:</b>   | Boswell                                     |

- E. Conduct a public hearing to consider and act upon a request to rezone approximately 10 acres to a Planned Development (PD) with Dallas North Tollway Overlay District (DNTD) base zoning and the additional permitted use of Multi-Family, Garden Style District (MF-1), generally located at the northwest corner of future Celina Parkway and County Road 52, within the City Limits. (Coppell Lake Breeze – Rezoning)

Ms. White presented the Staff report.

Chair Bain opened the public hearing.

Mr. Cook, Applicant, delivered a presentation and made himself available to answer any questions.

Commissioner Rojas asked the applicant why this proposal is not in conformance with the recent Overlay revision or in conformance with current base standards of the Dallas North Tollway Zoning District.

Mr. Cook responded that the developer views this property as a transition piece from surrounding suburban development to the more urban DNT frontage.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, stated that if this request is approved then it will set a precedent for more requests of this nature and asked the Commission to deny the request.

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

The commissioners discussed the item.

Commissioner Rojas motioned to deny the item as proposed.

Vice Chair Poché seconded the item.

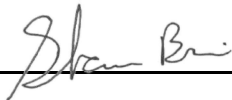
All were in favor, and the motion was approved.

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| <b>RESULT:</b>   | <b>DEFEATED [0 TO 6]</b>                    |
| <b>MOVER:</b>    | Daniel Rojas, Commissioner                  |
| <b>SECONDER:</b> | Bryan Poché, Vice Chair                     |
| <b>NAYS:</b>     | Dawson, Grumbles, Rojas, Trigo, Bain, Poché |
| <b>ABSENT:</b>   | Boswell                                     |

V. **ADJOURNMENT:**

Chair Bain adjourned the meeting at 6:38 p.m.

Chair



Ex Officio



Date

2/15/2024