



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, FEBRUARY 21, 2023
5:30 PM**

MINUTES

I. CALL TO ORDER:

Vice Chair Poché 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	Present	5:37 p.m.
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	Absent	
Bryan Poché	City of Celina	Vice Chair	Present	
Dusty McAfee AICP	City of Celina	Executive Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Director	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:

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:

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the January 17, 2023, Planning & Zoning Commission meeting.

- B. Consider and act upon a Preliminary Plat for The Legacy North (West) Addition, being approximately 701 acres; generally located at the southwest corner of future Legacy Drive and the future Dallas North Tollway. (Legacy North (West) Addition – Preliminary Plat)

- C. Consider and act upon a Preliminary Plat for The Legacy North (East) Addition, being approximately 88 acres; generally located at the northwest corner of future Legacy Drive and the future Dallas North Tollway. (Legacy North (East) Addition – Preliminary Plat)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to amend approximately 63 acres of Planned Development (PD) No. 80 with the Dallas North Tollway Overlay District (DNTD) base zoning, in order to modify development standards, generally located at the northwest and northeast corners of Dallas Parkway and Frontier Parkway, within the City Limits. (Mosey (Frontier Crossing) – PD Amendment)

Madhuri Mohan, Planning Director, presented the Staff report.

Vice Chair Poché opened the public hearing.

Ryan Tubbs, 3153 Turkey Creek Trail, Prosper, Texas, 75078, acting on behalf of the Creeks of Legacy Home Owners Association, stated his support for the request, remarking that the applicant has been very proactive in conversations with the HOA.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, questioned the allowance of two gas stations and asked for more information regarding the minor automobile repair use that was presented.

Dusty McAfee, Executive Director of Development Services, responded to the questions by stating that one gas station is allowed by right and the second would be in conjunction with a big box retail user if needed. Mr. McAfee also provided an explanation for the minor automobile repair use.

No one else 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.

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

V. ADJOURNMENT:

Vice Chair Poché adjourned the meeting at 5:54 p.m.

Chair

Ex Officio

2/15/2024

Date