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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, APRIL 18, 2023
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	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	Executive Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Director	Present	
Kari White	City of Celina	Senior Planner	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	
Bella Lopez	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.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the February 21, 2023, Planning & Zoning Commission meeting.
2. Minutes from the March 21, 2023, Planning & Zoning Commission meeting.

- B. Consider and act upon a Conveyance Plat for Tollway 10 Addition, being approximately 8 acres; generally located at the northeast corner of Dallas Parkway and Light Farms Way. (Tollway 10 Addition/Light Farms Veterinarian – Conveyance Plat)
- C. Consider and act upon a Preliminary Plat for Lily Estates, being approximately 102 acres; generally located north of Parvin Road and approximately 1,800 feet west of Smiley Road. (Lily Estates – Preliminary Plat)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to rezone approximately 114 acres to Community Facilities District (CF), generally located at the southwest corner of Smiley Road and future Carey Road, within the City Limits. (Earthman Park – Rezoning)

Jonathan Pollard, 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.

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

- B. Conduct a public hearing to consider and act upon a request to rezone approximately 4 acres to Community Facilities District (CF), generally located approximately 500 feet west of Oklahoma Drive and approximately 2,100 feet south of Ash Street, within the City Limits. (Sunset Lift Station – Rezoning)

Mr. Pollard 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, including questions regarding screening, size, and landscaping of the development.
 Dusty McAfee, Executive Director of Development Services and Madhuri Mohan, Planning Director, addressed the Commission.
 Commissioner Trigo 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:	Daniel Trigo, Commissioner
SECONDER:	Bryan Poché, Vice Chair
AYES:	Boswell, Grumbles, Trigo, Bain, Poché
ABSENT:	Dawson, Rojas

- C. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a Child Care Center on approximately 2 acres, generally located east of Preston Road and approximately 1,400 feet north of Glendenning Parkway, within the the City Limits. (N4 Montessori Academy of Celina – SUP)

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, including questions regarding stop lights, cross access, traffic, and turning lanes.

Ms. White addressed the Commission.

Commissioner Boswell motioned to approve the item as proposed.

Commissioner Trigo seconded the item.

The motion was approved 4-1, with Commissioner Grumbles being the dissenting vote.

RESULT:	APPROVED [4 TO 1]
MOVER:	Russell Boswell, Commissioner
SECONDER:	Daniel Trigo, Commissioner
AYES:	Boswell, Trigo, Bain, Poché
NAYS:	Grumbles
ABSENT:	Dawson, Rojas

- D. Conduct a public hearing to consider and act upon a request to zone approximately 256 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 District (MF-2), Multi-Family, Urban Living District (MF-3), Collin County Outer Loop District (CCOLO), and Commercial, Retail, & Office District (C) base zoning, generally located south of the Collin County Outer Loop and approximately 2,100 feet west of FM 2478 (future Custer Road), within the Extraterritorial Jurisdiction (ETJ). (Ten Mile Creek – 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, including questions regarding ETJ, annexation, and floodplain in the area.

Ms. Lopez addressed the Commission.

Commissioner Grumbles motioned to approve the item as proposed.

Vice Chair Poché seconded the item.

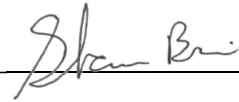
All were in favor, and the item was approved.

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

V. ADJOURNMENT:

Chair Bain adjourned the meeting at 6:03 p.m.

Chair



Ex Officio



Date

2/15/2024