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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 19, 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	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	Absent	
Bryan Poché	City of Celina	Vice Chair	Present	
Dusty McAfee AICP	City of Celina	Executive Director of Development Services	Present	
Kari White AICP	City of Celina	Planning Manager	Present	
Bella Lopez	City of Celina	Senior Planner	Present	
Victoria Kiker	City of Celina	Senior Planner	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	

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.

II. WORKSESSION:

The Planning & 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 August 15, 2023, Planning & Zoning Commission meeting.

- B. Consider and act upon a Preliminary Plat for Celina Gateway, being approximately 15 acres; generally located at the northeast corner of Preston Road and Frontier Parkway. (Celina Gateway (NEC Preston & Frontier) - Preliminary Plat)**

The Applicant requested that this item be formally withdrawn prior to the meeting.

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to rezone approximately 13 acres to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO); generally located north of Glendenning Parkway and approximately 450 feet east of Preston Road, within the City Limits. (Rayburn Park - Rezoning)

Victoria Kiker, Senior Planner, presented the staff report.
 Vice Chair Poché 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 Boswell seconded the motion.
 All were in favor, and the motion was approved.

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

- B. Conduct a public hearing to consider and act upon a request to zone approximately 16 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) and Single-Family Residential, Attached District (SF-A) base zoning; generally located west of FM 455 and approximately 1,220 feet south of future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Oaks Ranch – PD Zoning)

Kari White, Planning Manager, presented the staff report.
 Vice Chair Poché opened the public hearing.
 Applicant Rob Daake, 708 Hackberry Ridge Drive, McKinney, Texas, 75072, delivered a presentation, confirmed that there is no multi-family proposed with this development, and made himself 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 Trigo seconded the motion.
 All were in favor, and the motion was approved.

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

- C. Conduct a public hearing to consider and act upon a request to zone approximately 119 acres to a Planned Development (PD) with the Dallas North Tollway Overlay District (DNTD) base zoning; generally located north and south of future O'Brien Drive, and approximately 1,150 feet west of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Legacy Hills Remainder – PD Zoning)

Bella Lopez, Senior Planner, presented the staff report.

Vice Chair Poché opened the public hearing.

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

The commissioners discussed the item.

Commissioner Trigo motioned to approve the item as proposed.

Commissioner Grumbles seconded the motion.

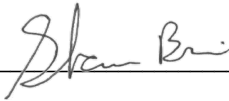
All were in favor, and the motion was approved.

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

V. **ADJOURNMENT:**

Vice Chair Poché adjourned the meeting at 6:08 p.m.

Chair



Ex Officio



Date

2/15/2024