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PLANNING & ZONING COMMISSION REGULAR MEETING

CELINA COUNCIL CHAMBERS

112 N. COLORADO ST.

WEDNESDAY, NOVEMBER 15, 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
Shawn Bain	Planning & Zoning Commission	Chair	Present
Russell Boswell	Planning & Zoning Commission	Commissioner	Present
Michael Dawson	Planning & Zoning Commission	Commissioner	Absent
Bryan Poche	Planning & Zoning Commission	Vice Chair	Present
Brandon Grumbles	Planning & Zoning Commission	Commissioner	Present
Daniel Rojas	Planning & Zoning Commission	Commissioner	Present
Daniel Trigo	Planning & Zoning Commission	Commissioner	Present

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.

Reconvene Into Open Session

A. Planning & Zoning Commission: Chair & Vice Chair Appointments

The Commission voted on nominating a Chair.

Shawn Bain was nominated for Chair.

Commissioner Poche motioned to approve.

Commissioner Boswell seconded.

All were in favor, and Shawn Bain was appointed as Chair.

RESULT:	Passed
MOVER:	Bryan Poche, Vice Chair
SECONDER:	Russell Boswell, Commissioner
AYES:	Shawn Bain, Russell Boswell, Brandon Grumbles, Bryan Poche, Daniel Rojas, Daniel Trigo

NAYES:	None
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The Commission voted on nominating a Vice Chair.
Bryan Poche was nominated for Vice Chair.
Chair Bain motioned to approve.
Commissioner Trigo seconded.
All were in favor, and Commissioner Poche was appointed Vice-Chair.

RESULT:	Passed
MOVER:	Shawn Bain, Chair
SECONDER:	Daniel Trigo, Commissioner
AYES:	Shawn Bain, Russell Boswell, Brandon Grumbles, Bryan Poche, Daniel Rojas, Daniel Trigo
NAYES:	None

B. Annual Downtown Update

Dusty McAfee, Executive Director of Development Services, presented the Annual Downtown Update.

III. CONSENT AGENDA

A. Minutes Approval:

1. Minutes from the September 19, 2023, Planning & Zoning Commission meeting.
2. Minutes from the October 17, 2023, Planning & Zoning Commission meeting.

B. Consider and act upon a Conveyance Plat for Preston Corner (Kim Tract), being approximately 21 acres; generally located east of Preston Road and approximately 775 feet north of Frontier Parkway. (Preston Corner (Kim Tract) - Conveyance Plat)

C. Consider and act upon a Preliminary Plat for Celina Gateway (NEC Preston & Frontier), 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. No action was taken.

D. Consider and act upon a Replat for the Sage Retail Addition, being approximately 8 acres; generally located at the northeast corner of Worthington Way and Frontier Parkway. (North Forest Office Park (The Sage Retail Addition) – Replat)

RESULT:	Passed
MOVER:	Daniel Rojas, Commissioner
SECONDER:	Bryan Poche, Vice Chair
AYES:	Shawn Bain, Russell Boswell, Brandon Grumbles, Bryan Poche, Daniel Rojas, Daniel Trigo
NAYES:	None

IV. PUBLIC HEARING/ACTION ITEMS

A. Conduct a public hearing to consider and act upon a request to zone approximately 2 acres to Agricultural District (AG); generally located east of Prairie Meadow Lane and approximately 200 feet north of future Massey Drive, within the Extraterritorial Jurisdiction (ETJ). (Property ID

2501445 – Zoning)

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 Poche motioned to approve the item as proposed.
Commissioner Rojas seconded the motion.
All were in favor, and the motion was approved.

RESULT:	Passed
MOVER:	Bryan Poche, Vice Chair
SECONDER:	Daniel Rojas, Commissioner
AYES:	Shawn Bain, Russell Boswell, Brandon Grumbles, Bryan Poche, Daniel Rojas, Daniel Trigo
NAYES:	None

- B. Conduct a public hearing to consider and act upon a request to zone approximately 100 acres to a Planned Development (PD) with Single-Family Residential, Estate District (SF-E) base zoning; generally located west of future Peterman Parkway and approximately 1,600 feet north of future Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Harper Estates – PD Zoning)

Victoria Kiker, 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 Boswell seconded the motion.
All were in favor, and the motion was approved.

RESULT:	Passed
MOVER:	Daniel Rojas, Commissioner
SECONDER:	Russell Boswell, Commissioner
AYES:	Shawn Bain, Russell Boswell, Brandon Grumbles, Bryan Poche, Daniel Rojas, Daniel Trigo
NAYES:	None

- C. Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No. 77 by adding approximately 4 acres; generally located north of the Collin County Outer Loop and approximately 1,800 feet west of Preston Road, within the City Limits. (Ayala Tract – PD Zoning)

Kari White, Planning Manager, 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 Poche motioned to approve the item as proposed.
Commissioner Trigo seconded the motion.
All were in favor, and the motion was approved.

RESULT:	Passed
MOVER:	Bryan Poche, Vice Chair
SECONDER:	Daniel Trigo, Commissioner
AYES:	Shawn Bain, Russell Boswell, Brandon Grumbles, Bryan Poche, Daniel Rojas, Daniel Trigo
NAYES:	None

- D. Conduct a public hearing to consider and act upon a Concept Plan for approximately 63 acres of Planned Development (PD) No. 77; generally located at the northwest corner of Preston Road and the Collin County Outer Loop, within the City Limits. (Planned Development #77 - Concept Plan)

Ms. White presented the staff report.

Chair Bain opened the public hearing.

The applicant, Jim Knight, 3501 Olympus Boulevard, Suite 100, Dallas, Texas, 75019, delivered a presentation to the Commission.

Commissioner Rojas asked if a traffic impact analysis for the property had been conducted.

Mr. Knight, responded that a traffic impact analysis will be required prior to submitting any civil plans for review.

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

The commissioners discussed the item.

Commissioner Boswell motioned to approve the item as proposed.

Commissioner Rojas seconded the motion.

All were in favor, and the motion was approved.

RESULT: Passed

MOVER: Russell Boswell, Commissioner

SECONDER: Daniel Rojas, Commissioner

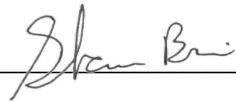
AYES: Shawn Bain, Russell Boswell, Brandon Grumbles, Bryan Poche, Daniel Rojas, Daniel Trigo

NAYES: None

V. **ADJOURNMENT**

Chair Bain adjourned the meeting at 6:29 p.m.

Chair



Ex Officio



2/15/2024

Date