



Life Connected.

**PLANNING & ZONING COMMISSION  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
TUESDAY, MAY 16, 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                               | 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 |         |
| Madhuri Mohan AICP | City of Celina | Planning Director                          | Present |         |
| Kari White         | City of Celina | Planning Manager                           | 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 & 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 April 18, 2023, Planning & Zoning Commission meeting.

**B. Consider and act upon a Conveyance Plat for Mustang Park Addition, Lots 1–3, being approximately 6 acres; generally located east of FM 1385 and approximately 1,200 feet north of Tudor Place. (Mustang Park Addition – Conveyance Plat)**

**C. Consider and act upon a Preliminary Plat for the Mustang Park Apartments, Lots 1-7, being approximately 51 acres; generally located east of FM 1385 and approximately 1,200 feet north of Tudor Place. (Mustang Park Apartments – Preliminary Plat)**

- D. Consider and act upon a Preliminary Plat for Green Meadows West, being approximately 385 acres; generally located at the northwest corner of McNabb Drive and Carey Road. (Green Meadows West – Preliminary Plat)

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

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

- A. Conduct a public hearing to consider and act upon a request to rezone various tracts, totaling approximately 70 acres to Community Facilities District (CF), within the Legacy Hills Development; generally located east of Dallas North Tollway, north of future J Fred Smith Parkway, south of Marilee Road, and west of Celina Parkway, within the City Limits. (Legacy Hills Land Donations (CF Tracts) – Rezoning)

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 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>    | Bryan Poché, Vice Chair                              |
| <b>SECONDER:</b> | Michael Dawson, Commissioner                         |
| <b>AYES:</b>     | Boswell, Dawson, Grumbles, Rojas, Trigo, Bain, Poché |

- B. Conduct a public hearing to consider and act upon a request to zone approximately 387 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), or Multi-Family, Urban Living District (MF-3), and Commercial, Retail, & Office District (C) base zoning; generally located east of Bothwell Boulevard, west of Smiley Road, and south of FM 428, within the Extraterritorial Jurisdiction (ETJ). (Sorrells Tract – Planned Development)

Kari White, Planning Manager, presented the staff report.

Chair Bain opened the public hearing.

Applicant Matt Robinson, 2595 Dallas Parkway, Frisco, Texas, 75034, addressed the Commission and stated that he was available to answer any questions.

Commissioner Boswell questioned when the tract will be annexed.

Ms. White addressed the Commission.

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 item.

All were in favor, and the item was approved.

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

- C. Conduct a public hearing to consider and act upon a request to amend approximately 10 acres of Planned Development (PD) No. 80 with the Dallas North Tollway Overlay District (DNTO) base zoning, in order to modify development standards; generally located at the northwest corner of Dallas Parkway and Frontier Parkway, within the City Limits. (Mosey (Hotel/Conference Center) – PD Amendment)

Jonathan Pollard, Senior Planner, presented the Staff report.

Chair Bain opened the public hearing.

Applicant Tim Nystrom, 311 South Oak Street, Suite 250, Roanoke, Texas, 76262, delivered a presentation and made himself available to answer any questions.

The commissioners asked about the timing of the project, the branding of the hotel, pedestrian crossings between the development, whether or not a traffic study had been conducted, and the height and room mix of the hotel.

Mr. Nystrom responded to the Commission.

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>     | Boswell, Dawson, Grumbles, Rojas, Trigo, Bain, Poché |

- D. Conduct a public hearing to consider and act upon a Development Agreement on approximately 12 acres of land; generally located west of FM 455 and approximately 410 feet south of future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (Avondale Townhomes/MF-0 – Development Agreement)

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.

Vice Chair Poché motioned to approve the item as proposed.

Commissioner Boswell 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> | Russell Boswell, Commissioner                        |
| <b>AYES:</b>     | Boswell, Dawson, Grumbles, Rojas, Trigo, Bain, Poché |

- E. Conduct a public hearing to consider and act upon an amendment to the Development Agreement for Serenade (Huffines Bray); generally located at the southeast corner of future Coit Road and future Marilee Road (CR 107), within the City Limits. (Serenade (Huffines Bray) – DA Amendment)

Ms. White presented the Staff report.

Chair Bain opened the public hearing.

Vice Chair Poché asked for clarification regarding the private lodge.

Ms. White addressed the Commission and noted that the language would be changed to reflect that the owner will be maintaining private residences on the property.

Nicky Sheets, 1388 CR 106, Celina, Texas, 75009, addressed the Commission on behalf of the Estates at Bonito Lake neighborhood and asked that the multi-family in the southwestern flex area be limited to a single-family for rent (Multi-Family, Horizontal (MF-0)) product.

Applicant Israel Galicia, 8200 Douglas Avenue, Dallas, Texas, 75225, addressed the Commission, acknowledging that the owner would be willing to limit the multi-family in the southwestern flex area to Multi-Family, Horizontal (MF-0).

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 with a condition that only Multi-Family, Horizontal (MF-0) would be allowed in the southwestern flex area adjacent to the Estates at Bonito Lake neighborhood.

Vice Chair Poché 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> | Bryan Poché, Vice Chair                              |
| <b>AYES:</b>     | Boswell, Dawson, Grumbles, Rojas, Trigo, Bain, Poché |

- F. Conduct a public hearing to consider and act upon an amendment to the Development Agreement for LaUna (Huffines Carter); generally located at the northwest corner of future Peterman Parkway and future Carl Darnall Parkway (CR 135), within the Extraterritorial Jurisdiction (ETJ). (LaUna (Huffines Carter) – DA Amendment)

Ms. White presented the Staff report.

Chair Bain opened the public hearing.

Mr. Galicia addressed the Commission and stated 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 Rojas motioned to approve the item as proposed.

Vice Chair Poché 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> | Bryan Poché, Vice Chair                              |
| <b>AYES:</b>     | Boswell, Dawson, Grumbles, Rojas, Trigo, Bain, Poché |

**V. ADJOURNMENT:**

Chair Bain adjourned the meeting at 6:24 p.m.

Chair



Ex Officio



2/15/2024  
Date