



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 20, 2023
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Russell Boswell	City of Celina	Commissioner	Absent	
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	
Kari White AICP	City of Celina	Planning Manager	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	

Vice Chair Poché called the meeting to order at 5:29 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 May 16, 2023, Planning & Zoning Commission meeting.

B. Consider and act upon a Replat for the Tollway 10 Addition, Lots 2, 5, and 6, Block A, being approximately 6 acres; generally located at the northeast corner of Dallas Parkway and Light Farms Way. (Tollway 10 Addition (Children's Lighthouse Daycare) – Replat)

C. Consider and act upon a Preliminary Plat for Mosaic Phase 2, being approximately 109 acres; generally located approximately 1,700 feet west of Legacy Drive and approximately 1,800 feet south of Carey Road. (Mosaic Phase 2 – Preliminary Plat)

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

IV. **WORKSESSION:**

Reconvene Into Open Session:

A. Presentation of the 2022 Tree City USA & Growth Award:

Madhuri Mohan, Planning Director, presented the 2022 Tree City USA award.

V. **PUBLIC HEARINGS/ACTION ITEMS:**

- A. Conduct a public hearing to consider and act upon a request to amend approximately 41 acres of Planned Development (PD) No. 74 with Multi-Family, Horizontal District (MF-0) and Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located west of future Coit Road and north and south of future Ownsby Parkway, within the City Limits. (Wood Tract - PD Amendment)

Vice Chair Poché noted that the item was to be tabled and opened the public hearing.

Matthew Unich, 1123 E. Ownsby Parkway, Celina, Texas, 75009, requested that the developer and Commission consider adding privacy for adjacent neighbors by providing additional buffering from the roadway and a masonry wall with evergreen landscaping, and by limiting parking on the west side of the property.

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

Commissioner Dawson motioned to table the item until the July 18, 2023 regular meeting.

Commissioner Grumbles seconded the motion.

All were in favor, and the motion was approved.

RESULT:	TABLED [UNANIMOUS]	Next: 7/18/2023 5:30 PM
MOVER:	Michael Dawson, Commissioner	
SECONDER:	Brandon Grumbles, Commissioner	
AYES:	Dawson, Grumbles, Rojas, Trigo, Poché	
ABSENT:	Boswell, Bain	

- B. Conduct a public hearing to consider and act upon a request to zone approximately 110 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning; generally located north of Frontier Parkway and approximately 2,500 feet east of Bothwell Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Sutton Fields East - PD Zoning)

Jonathan Pollard, 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 Rojas seconded the motion.

All were in favor, and the motion was approved.

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

- C. Conduct a public hearing to consider and act upon a request to amend approximately 19 acres of Planned Development (PD) No. 142 with the Collin County Outer Loop Overlay District (CCOLO) base zoning, and modified development standards; generally located north of the Collin County Outer Loop and approximately 1,300 feet east of future Coit Road, within the City Limits. (Rayburn Electric Cooperative Tap Substation Addition (Ten Mile Creek) – PD Amendment)

Kari White, Planning Manager, presented the Staff Report.

Vice Chair Poché opened the public hearing.

Applicant Frank Polma, 618 Main Street, Garland, Texas, 75040, delivered a presentation, stated that the substation was associated with the GCEC Substation under construction to the west, 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 Rojas 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 Rojas, Commissioner
SECONDER:	Brandon Grumbles, Commissioner
AYES:	Dawson, Grumbles, Rojas, Trigo, Poché
ABSENT:	Boswell, Bain

- D. Conduct a public hearing to consider and act upon a request to rezone approximately 18 acres to a Planned Development (PD) with Collin County Outer Loop Overlay District (CCOLO) base zoning, and modified development standards; generally located at the northeast corner of future Coit Road and the Collin County Outer Loop, within the City Limits. (Stone Tract – PD Zoning)

Mr. Pollard presented the Staff Report.

Vice Chair Poché opened the public hearing.

Applicant Frank Abbott, 6160 Warren Parkway, Suite 210, Frisco, Texas, 75034, stated that he was available to answer any questions.

Commissioner Rojas asked about the reasons for the proposed setback reduction.

Mr. Abbott stated that the reduced setback would allow the developer to meet parking requirements while preserving the creek that bisects the property.

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 Rojas seconded the motion.

All were in favor, and the motion was approved.

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

- E. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a Communication Antenna Tower on approximately 2 acres; generally located north of Frontier Parkway and approximately 375 feet west of Pebble Creek Drive, within the City Limits. (Anthemnet - Frontier Lift Station Cell Tower – Specific Use Permit)

Mr. Pollard presented the Staff Report.

Vice Chair Poché opened the public hearing.

Representative of the applicant Bill Bauman, 7508 Whisterwheel Way, Fort Worth, Texas, 76123, delivered a presentation and made himself available to answer questions.

Maryan Monroe, 5525 Pebble Creek Drive, Prosper, Texas, 75078, representative of the Twelve Oaks neighborhood, stated that the existing lift station was supposed to have six-foot trees around the perimeter, but the trees have died and been replaced with smaller trees over time. She expressed concerns with the appearance of the tower and asked if the company could co-locate on an existing tower elsewhere.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked if any lighting was proposed for the tower and noted that lighting is often disruptive to neighbors.

Mr. Bauman responded that no lighting is required nor proposed.

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

Commissioner Grumbles asked how the location was chosen and the colors on the coverage maps.

Mr. Bauman responded that the location was based on coverage maps, on which red represents "good" coverage and blue represents "bad" coverage. He also acknowledged that his company prefers to co-locate with utilities and municipal facilities such as lift stations, as they are similar land uses.

Mr. McAfee added that cell companies look for properties that are easy to build on, and municipal facilities, such as lift stations, are typically able to accommodate.

Commissioner Rojas asked about the unipole design and what options the Commission has to reduce the impact of the tower.

Mr. Bauman responded that his company is capable of stealthing.

Mr. McAfee noted that it was within the Commission's scope to request additional landscaping and irrigation as part of their approval.

Ms. Monroe asked if an American flag could be added to the unipole.

Mr. Bauman responded that he was willing to add additional trees and irrigation. He also said that a flag could be added, but cautioned the Commission that flags often lead to noise complaints.

Commissioner Grumbles asked who would maintain the flag.

Mr. Bauman stated that he would provide two flags, but the City, as the property owner, would ultimately be responsible for maintaining the flag.

Mr. McAfee stated that it would be the applicant's duty to maintain the flag and any landscaping.

Commissioner Rojas asked Ms. Monroe if she would oppose removing the flag if there was a noise issue.

Ms. Monroe responded that she would not be opposed.

Commissioner Dawson motioned to approve the item with the condition that additional landscaping and irrigation is installed, per City standards, and with no flag due to the issues discussed.

Commissioner Trigo seconded the motion.

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

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

F. Conduct a public hearing to consider and act upon a Development Agreement on approximately 641 acres; generally located west and east of Custer Road and north of County Road 130, within the City Limits. (O'Donnell (HFI & Rainwater Crossing) – Development Agreement)

Ms. Mohan presented the Staff Report.

Vice Chair Poché opened the public hearing.

Applicant Phillip Thompson, 201 S. Preston Road, Celina, Texas, 75009, stated that he was available to answer any questions.

Mr. Bainum expressed concerns with the proliferation of Multi-Family, Horizontal (MF-0) developments in the City.

No one else 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 Rojas seconded the motion.

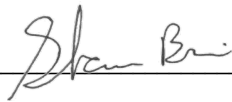
All were in favor, and the motion was approved.

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

VI. **ADJOURNMENT:**

Vice Chair Poché adjourned the meeting at 6:48 p.m.

Chair



Ex Officio



Date

2/15/2024