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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, AUGUST 15, 2023
5:30 PM**

AGENDA

I. CALL TO ORDER

The Chair will call the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas flags.

II. WORKSESSION

The Planning & Zoning Commission will convene in a Worksession to receive the Director's report, discuss future agenda items, update on Council actions, training topics, and request for new business consideration. The meeting is open to the public.

III. CONSENT AGENDA

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning & Zoning Commission.

A. Minutes Approval:

1. Minutes from the July 18, 2023, Planning & Zoning Commission meeting.

IV. PUBLIC HEARINGS

A. Conduct a public hearing to consider and act upon a request to zone approximately 102 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R) and Single-Family, Attached District (SF-A) base zoning, generally located north of Parvin Road and approximately 2,600 feet west of Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Celina Parvin – PD Zoning)

B. Conduct a public hearing to consider and act upon a request to rezone approximately 18 acres to a Planned Development (PD) with the 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 Resubmittal – PD Zoning)

- C. 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)
- D. Conduct a public hearing to consider and act upon a request to amend approximately 30 acres of Planned Development (PD) No. 17 with the Dallas North Tollway Overlay District (DNTD) base zoning and modified development standards; generally located east of Dallas Parkway and approximately 1,200 feet south of future Glendenning Parkway, within the City Limits. (Thomas Tract – PD Amendment)
- E. Conduct a public hearing to consider and act upon a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, to modify the Downtown Code. (Downtown Code– Text Amendment)

V. ACTION ITEMS

- A. Consider and act upon a resolution adopting the Neighborhood Vision Book. (Multi-Family & Commercial Vision Book)

VI. ADJOURNMENT

The Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Chapter 551.

"I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at ____ a.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

Celina Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.