



Life Connected.

PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, JANUARY 18, 2024
5:00 PM
MINUTES

I. CALL TO ORDER

Chair Bain called the meeting to order at 5:00 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	Present
Bryan Poche	Planning & Zoning Commission	Vice Chair	Present
Alan Upchurch	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. Presentation of the Planning Excellence Award

III. CONSENT AGENDA

- A. Minutes Approval:

1. Minutes from the November 15, 2023, Planning & Zoning Commission meeting.

RESULT:	Passed
MOVER:	Michael Dawson, Commissioner
SECONDER:	Bryan Poche, Vice Chair
AYES:	Shawn Bain, Michael Dawson, Bryan Poche, Daniel Rojas, Daniel Trigo
NAYES:	None
ABSTAIN:	Alan Upchurch, Commissioner

IV. PUBLIC HEARING/ACTION

- A. Conduct a public hearing to consider and act upon a request to rezone approximately 1 acre to Commercial, Office, & Retail District (C) with the Preston Road Overlay District (PRO); generally located west of Preston Road and approximately 825 feet north of Founders Lane, within the City Limits. (910 N Preston – Rezoning)

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.

Vice Chair Poche seconded the motion.

All were in favor, and the motion was approved.

RESULT: Passed

MOVER: Daniel Rojas, Commissioner

SECONDER: Bryan Poche, Commissioner

AYES: Shawn Bain, Michael Dawson, Bryan Poche, Daniel Rojas, Daniel Trigo, Alan Upchurch

NAYES: None

- B. Conduct a public hearing to consider and act upon a request to zone approximately 64 acres to the Dallas North Tollway Overlay District (DNTD); generally located at the southwest and southeast corners of Dallas Parkway and Light Farms Way, within the Extraterritorial Jurisdiction (ETJ). (Celina 64 – Zoning)

Ms. Kiker 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, Michael Dawson, Bryan Poche, Daniel Rojas, Daniel Trigo, Alan Upchurch

NAYES: None

- C. Conduct a public hearing to consider and act upon a request to zone approximately 12 acres to a Planned Development (PD) with Single-Family Residential, Attached District (SF-A) and Multi-Family, Horizontal District (MF-0) base zoning; generally located west of FM 455 and approximately 435 feet south of future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (Legacy Townhomes – PD Zoning)

Lexi Barnett, 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 Dawson motioned to approve the item as proposed.

Commissioner Rojas seconded the motion.

All were in favor, and the motion was approved

RESULT:	Passed
MOVER:	Michael Dawson, Commissioner
SECONDER:	Daniel Rojas, Commissioner
AYES:	Shawn Bain, Michael Dawson, Bryan Poche, Daniel Rojas, Daniel Trigo, Alan Upchurch
NAYES:	None

- D. Conduct a public hearing to consider and act upon a request to amend approximately 641 acres of Planned Development (PD) No. 70 with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Mixed-Use District (MU) base zoning, and modified development standards; generally located west and east of Custer Road and north of County Road 130, within the City Limits. (Rainwater – PD Amendment)

Kari White, Planning Manager, presented the staff report.

Chair Bain opened the public hearing.

Commissioner Rojas asked if this request was in conformance with the governing Development Agreement.

Ms. White confirmed that the development standards listed in the proposed Planned Development are the same as those in the Development Agreement.

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 Upchurch seconded the motion.

All were in favor, and the motion was approved.

RESULT:	Passed
MOVER:	Bryan Poche, Commissioner
SECONDER:	Alan Upchurch, Commissioner
AYES:	Shawn Bain, Michael Dawson, Bryan Poche, Daniel Rojas, Daniel Trigo, Alan Upchurch
NAYES:	None

- E. Conduct a public hearing to consider and act upon a request to rezone approximately 33 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning and modified development standards; generally located west of Legacy Drive and approximately 775 feet south of Punk Carter Parkway, within the City Limits. (Stiles Tract (Estates on Legacy) – PD Zoning)

Ms. Kiker presented the staff report.

Chair Bain opened the public hearing.

Applicant, Phyllis Jarrell, 2813 Persimmon Court, Plano, Texas, 75074, delivered a presentation to the Commission and stated that she was available to answer any questions.

Commissioner Rojas asked if the applicant expects this project to move forward, and if there is an opportunity to do lots larger than 75' in width.

Applicant, Warren Packer, 7810 Constance Avenue, Frisco, Texas, 75034, responded that there is a lack of truly custom homes in this market, and they do expect this project to move forward. There is an opportunity to buy multiple lots and have a larger home, but that is not expected at this time.

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

The commissioners discussed the item.

Commissioner Upchurch motioned to approve the item as proposed.

Commissioner Dawson seconded the motion.

All were in favor, and the motion was approved.

RESULT:	Passed
MOVER:	Alan Upchurch, Commissioner
SECONDER:	Michael Dawson, Commissioner
AYES:	Shawn Bain, Michael Dawson, Bryan Poche, Daniel Rojas, Daniel Trigo, Alan Upchurch
NAYES:	None

- F. 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)

Ms. White presented the staff report.

Chair Bain opened the public hearing.

The applicant, Rob Daake, 708 Hackberry Ridge Drive, McKinney, Texas, 75072, delivered a presentation to the Commission and stated that he was available to answer any questions.

Commissioner Rojas asked if the proposal had changed since the last public hearing.

Mr. Daake responded that the concept plan had been further refined since the previous public hearing.

Commissioner Dawson asked if this concept plan would be built or be constructed.

Mr. Daake responded that without a developer lined up, that this concept plan is speculative, and would most likely be reworked prior to construction.

Commissioner Trigo asked if this request is truly the highest and best use for this property.

Mr. Daake responded that in a vacuum, no, this is not the highest and best use, but that this is not a vacuum and that this proposal would benefit the adjacent hospital by providing close by housing.

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

The commissioners discussed the item.

Commissioner Rojas motioned to deny the item as proposed, because the proposal does not align with the City's vision for the Dallas North Tollway Overlay (DNTD).

Vice Chair Poche seconded the motion.

All were in favor, and the motion was denied.

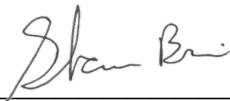
RESULT:	Defeated [6 to 0]
MOVER:	Daniel Rojas, Commissioner
SECONDER:	Bryan Poche, Vice Chair
AYES:	Shawn Bain, Michael Dawson, Bryan Poche, Daniel Rojas, Daniel Trigo, Alan Upchurch
NAYES:	None

V. **WORKSESSION**

- B. P&Z Commissioner Training Part 1

VI. **ADJOURNMENT**

Chair Bain adjourned the meeting at 6:59p.m.



Chair



Ex Officio

2/19/2024

Date