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PLANNING & ZONING COMMISSION REGULAR MEETING

CELINA COUNCIL CHAMBERS

112 N. COLORADO ST.

THURSDAY, FEBRUARY 15, 2024

5:00 PM

MINUTES

I. CALL TO ORDER

Madhuri Mohan, Planning Director, called the meeting to order at 5:03 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	Absent
Russell Boswell	Planning & Zoning Commission	Commissioner	Present
Michael Dawson	Planning & Zoning Commission	Commissioner	Present
Bryan Poche	Planning & Zoning Commission	Vice Chair	Absent
Daniel Rojas	Planning & Zoning Commission	Commissioner	Absent
Daniel Trigo	Planning & Zoning Commission	Commissioner	Present
Alan Upchurch	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.

The Commission moved the Open Session items after the Public Hearing items had completed.

Reconvene Into Open Session

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 January 18, 2024, Planning & Zoning Commission meeting.

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

IV. PUBLIC HEARING/ACTION

- A. Conduct a public hearing to consider and act upon a request to zone approximately 15 acres to Community Facilities District (CF); generally located south of County Road 106, and approximately 3,500 feet east of Preston Road, within the Extraterritorial Jurisdiction (ETJ). (Public Works Expansion – Zoning)

Jonathan Pollard, Senior Planner, presented the staff report.

Commissioner Dawson opened the public hearing.

Commissioner Upchurch asked if this zoning change request was in conformance with the Future Land Use Plan (FLUP).

Mr. Pollard confirmed that the municipal facility is in conformance with the FLUP.

No one 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 Boswell seconded the motion.

All were in favor, and the motion was approved.

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

- B. Conduct a public hearing to consider and act upon a request to amend approximately 53 acres of Planned Development (PD) No. 110 with Commercial, Office, & Retail District (C), Multi-Family, Urban Edge District (MF-2), Multi-Family, Urban Living District (MF-3), Single-Family Residential, Attached District (SF-A), and Single-Family Residential, Detached District (SF-R), and the Preston Road Overlay (PRO), with modified development standards; generally located at the northeast corner of Preston Road and FM 455, within both the City Limits and Extraterritorial Jurisdiction (ETJ). (North 6 – PD Amendment)

Kari White, Planning Manager, presented the staff report.

Commissioner Dawson opened the public hearing.

Commissioner Upchurch asked staff if the zoning would allow townhomes.

Ms. White confirmed that the Planned Development states that it will allow for both detached and attached single family.

The applicant, Jace Ousley, 13116 West FM 455, Celina, Texas, 75009, made himself available to answer any questions.

Commissioner Boswell asked if the applicant was selling the property and what their involvement in the project would be.

Mr. Ousley responded that he and his brother would be the developers and would maintain ownership through the development process.

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 Upchurch seconded the motion.

All were in favor, and the motion was approved.

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

- C. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for Senior Living - Assisted & Advanced Care and Senior Living - Independent Living on approximately 16 acres; generally located west of Preston Road and approximately 400 feet south of John Campbell Trail, within the City Limits. (eVantage Senior Living – Specific Use Permit)

Ms. White presented the staff report.

Commissioner Dawson opened the public hearing.

Commissioner Upchurch asked if the applicant had submitted any site plans.

Ms. White responded that the applicant must complete the zoning process before proceeding to the plan review.

The applicant, Pankaj Srivastava, 1143 Holford Dr, Frisco, Texas, 75036, made himself available for questions.

Commissioner Upchurch asked the applicant about the project timeline.

The applicant stated they would start once they received approval and secured funding.

Commissioner Boswell asked the applicant what type of medical offices were planned.

Mr. Umberger responded that a dentist and cardiologist are planned, and other tenants are interested but awaiting a decision on the zoning request.

No one else 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 Upchurch seconded the motion.

All were in favor, and the motion was approved.

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

II. WORKSESSION

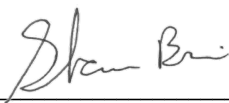
The Commission continued the Worksession to discuss future agenda items and training topics.

Reconvene Into Open Session

- A. Landscaping Ordinance Revision Discussion
- B. Neighborhood Vision Book Revision Discussion
- C. P&Z Commissioner Training Part 2

VI. ADJOURNMENT

Commissioner Dawson adjourned the meeting at 6:41 p.m.



Chair



Ex Officio

3/11/2024

Date