Life Connected.

PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, MARCH 21, 2024
5:00 PM
MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

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	Absent
Michael Dawson	Planning & Zoning Commission	Commissioner	Present
Bryan Poche	Planning & Zoning Commission	Vice Chair	Present
Daniel Rojas	Planning & Zoning Commission	Commissioner	Present
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.

III. CONSENT AGENDA

A. Minutes Approval:

1. Minutes from the February 15, 2024, Planning & Zoning Commission meeting.

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

IV. **PUBLIC HEARING/ACTION**

A. Conduct a public hearing to consider and act upon a request to rezone approximately 42 acres to Community Facilities District (CF); generally located north of Old Glendenning Road, and approximately 1,200 feet west of Coit Road, within the City Limits. (Bellevue Miller Tract (City of Celina & CISD) – Rezoning)

Jonathan Pollard, Senior Planner, presented the staff report.
Chair Bain opened the public hearing.
Commissioner Dawson asked about the future use of the tract and noted traffic concerns.
Dusty McAfee, Executive Director of Development Services, responded that this item is for the zoning of the property and that the City has no current plans for the property, and noted that Community Facilities District is the appropriate zoning for City-owned properties.
Commissioner Upchurch asked when the property would submit a site plan.
Mr. McAfee responded that there are no current plans for the property, but a site plan would be required before development occurs.
Resident Dale Bainum, 2541 Heritage Trail, Celina, Texas, 75009, stated that he would like future City-initiated zoning requests to include the planned use within the presentation, when known.
No one else 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 Rojas seconded the motion.
All were in favor, and the motion was approved.

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

B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 14 acres, generally located north of County Road 58 and approximately 325 feet west of County Road 59, within the Extraterritorial Jurisdiction (ETJ). (Lifeway Church – Development Agreement)

Kari White, Planning Manager, presented the staff report.
Chair Bain opened the public hearing.
Commissioner Upchurch asked how wastewater would be handled until the site comes into full conformance with City regulations.
Ms. White responded that septic would likely be used for Phase 1.
Commissioner Rojas asked if the Phase 2 architecture would follow the reduced standards for Phase 1.
Ms. White responded that the agreement contemplates reduced standards for Phase 1, but Phase 2 will meet the architectural standards.
Commissioner Upchurch asked how many seats the church is planning in Phase 1.
Applicant Jim Riley, 12377 Merit Drive, Dallas, Texas, 75251, responded that there would be 325 seats.
Chair Bain asked if nearby residents had been notified of the proposal.
Ms. White responded that the City complies with local and state notification guidelines.
Commissioner Bain asked about the anticipated timeline.
Mr. Riley responded that the project timeline between phases is roughly 14 months.
Commissioner Upchurch asked if the project would be permitted through the County.
Mr. McAfee responded that the applicant is voluntarily annexing into the City and the project would be permitted through the City, if the Development Agreement is approved.
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 Trigo seconded the motion.
All were in favor, and the motion was approved.

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

C. Conduct a public hearing to consider and act upon a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, Article 14.04: Site Development Standards, Part Two: Landscaping & Tree Preservation, to modify landscaping regulations. (Landscaping & Tree Preservation – Text Amendment)

Madhuri Mohan, Planning Director, 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, Vice Chair
AYES:	Shawn Bain, Michael Dawson, Bryan Poche, Daniel Trigo, Daniel Rojas, Alan Upchurch
NAYES:	None
ABSENT:	Russell Boswell

D. Consider and act upon a request to revise the Neighborhood Vision Book. (Neighborhood Vision Book Revision)

Ms. Mohan presented the staff report.
Commissioner Upchurch asked if this item would be adopted by City Council as an Ordinance.
Ms. Mohan answered that the item would be adopted by a Resolution.
The commissioners discussed the item.
Chair Bain motioned to approve the item as proposed.
Commissioner Dawson seconded the motion.
All were in favor, and the motion was approved.

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

V. ADJOURNMENT

Chair Bain adjourned the meeting at 5:37 p.m.

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Chair

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Ex Officio

04/22/24
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Date