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

- I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:** The Chair will call the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas flags.

The Chair 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	Absent
Daniel Trigo	Planning & Zoning Commission	Commissioner	Present

- II. WORKSESSION:** The Planning & Zoning Commission held 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. Reconvene Into Council Chambers

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

Reconvene Into Council Chambers.

- III. CONSENT AGENDA:**

A. Minutes Approval:

1. Minutes from the March 21, 2024, Planning & Zoning Commission meeting.

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

IV. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 66 acres of land; generally located at the northwest corner of Oklahoma Drive and Glendenning Parkway, within the City Limits. (Willard Cattle – Development Agreement)

Kari White, Planning Manager, presented the staff report.

Chair Bain opened the public hearing.

Commissioner Upchurch said the proposed realignment of Oklahoma Dr. would greatly improve traffic flow. He also noted that reducing density was beneficial.

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.

Vice Chair Poche seconded the motion.

All were in favor, and the motion was approved.

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

- B. Conduct a public hearing to consider and act upon a request to zone approximately 5 acres to Single-Family Residential, Attached District (SF-A); generally located east of KC Robinson Lane and approximately 1,000 feet south of Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Parkside Terrace (Glory Villas Addition) – Zoning)

Alexis Barnett, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

Commissioner Upchurch asked if Staff received any comments from nearby residents.

Ms. Barnett responded that Staff did not receive any comments.

Commissioner Dawson said he is in support as this addition would provide a connection to KC Robinson.

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 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, Russell Boswell, Michael Dawson, Bryan Poche, Daniel Trigo, Alan Upchurch
NAYES:	None
ABSENT:	Daniel Rojas

- C. Conduct a public hearing to consider and act upon a request to rezone approximately 1 acre to a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning; generally located north of Malone Street and approximately 1,400 feet west of Preston Road, within the City Limits. (My Swim Buddy – PD Zoning)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

The applicant, Tiffany Hoggard, 510 E Malone St, Celina, Texas 75009, provided a presentation and made herself available for questions.

Commissioner Upchurch inquired about the current location of My Swim Buddy.

Mrs. Hoggard responded by stating that the current location of My Swim Buddy is on the border of Celina and Prosper.

Commissioner Upchurch further questioned the reason for wanting to relocate.

Mrs. Hoggard explained the need for expansion due to current space limitations in serving clients and the need to offer more inclusive pricing and class options.

Vice Chair Poche asked about the projected capacity at the new location.

Mrs. Hoggard elaborated on the capacity, highlighting the focus on smaller classes and various student demographics.

Commissioner Upchurch sought clarification on the capacity and parking arrangements of the new location with concerns about potential increased traffic.

Mrs. Hoggard addressed the parking issue, mentioning ongoing negotiations with CISD for shared parking.

Vice Chair Poche inquired about plans when the CISD site redevelops and how that would affect parking arrangements.

Mrs. Hoggard acknowledged the need to reassess parking arrangements, should the school property redevelop.

Commissioner Upchurch expressed concerns about traffic implications and asked about the duration of classes.

Mrs. Hoggard clarified that classes will run every 15-30 minutes and assured the commission about her ongoing efforts to mitigate traffic concerns.

Commissioner Boswell mentioned the involvement with HOAs and possibly teaching from HOA pools.

Mrs. Hoggard noted that collaboration with HOAs would contribute to the company's longevity, but with potential limitations on programming due to the HOAs time constraints with their community pools.

The adjacent neighbors, Barbara and Dick Ivey, 504 E Malone St, Celina, Texas 75009, provided a presentation to the Commission and made themselves available to answer questions.

Commissioner Upchurch asked if the Ivey's currently run therapy sessions out of their home.

The Ivey's stated that they hold private sessions with couples for marriage counseling on the weekends.

Dr. Tom Maglisceau, 205 S Colorado, Celina, Texas 75009, the Superintendent of CISD, expressed that previously, students were using the Prosper High School natatorium, but were no longer allowed to use it, due to that facility being at capacity. Dr. Maglisceau met with the Ivey's and stated that the school district does not want to come between them and Mrs. Hoggard. He expressed that the district is interested in working with Mrs. Hoggard for additional parking. Dr. Maglisceau stated that the primary school will still be utilized for the next two years before redevelopment, but that parking will be included with that future redevelopment. The school district does not anticipate having a school anywhere on the 33 acres after redevelopment.

Ellyn Hewett, 511 S Alabama, Celina, Texas 75009, Celina ISD Swim Coach, highlighted the challenges faced by the swim team due to the lack of adequate facilities and expressed support for the proposed pool.

Reagan Hix, 9081 CR 133, Celina, Texas 75009, shared experiences as a member of the Celina High School swim team and emphasized the positive impact the proposed pool would have on the swim team and students.

Michael Stein, 300 Sunny Hill Lane, Prosper, Texas 75078, shared personal experiences with My Swim Buddy and expressed support for the proposal.

April Isaacs, 1908 Bordeaux Ct, Allen, Texas 75002, emphasized that the community needs a swim school and expressed support for the proposal.

Akshad Pandey, 2610 Old Stables Dr, Celina, Texas 75009, shared experiences as a member of the Celina

High School swim team and highlighted the potential for improvement with a dedicated training facility. Cassie Martin, 720 Esk Ave, Celina, Texas 75009, presented testimonials from parents supporting My Swim Buddy.

Julie Pape, 2200 Lewis Canyon Dr, Prosper, Texas 75078, expressed support for the proposal, citing its benefits to the community and local youth.

Teri Rapp, 3972 Preston Hills Cir, Celina, Texas 75009, shared a personal anecdote emphasizing the importance of swimming education and safety.

Smita Singh, 1005 Boyd Creek Rd, McKinney, Texas 75071, shared personal experiences with My Swim Buddy and expressed support for the proposal.

Heather Hix, 9081 CR 133, Celina, Texas 75009, mother of a CISD student on the swim team, expressed the need for a facility for the school swim team and the community.

Jill Schaffer, 1436 Elicott Dr, Celina, Texas 75009, shared personal experiences with My Swim Buddy and expressed support for the proposal.

Kristen Perez, 3112 Sunnyside Dr, Celina, Texas 75009, shared testimonials and personal experiences with My Swim Buddy and expressed support for the proposal.

Naresh Reddy, 15659 Pleat Leaf Rd, Frisco, TX 75033, shared personal experiences with My Swim Buddy and expressed support for the proposal.

Lori Bhaskar, 1005 Boyd Creek Rd, McKinney, TX 75071, shared personal experiences with My Swim Buddy and expressed support for the proposal.

Siya Bhaskar, 1005 Boyd Creek Rd, McKinney, TX 75071, shared personal experiences with My Swim Buddy and expressed support for the proposal.

Karthik Bhaskar, 1005 Boyd Creek Rd, McKinney, TX 75071, shared personal experiences with My Swim Buddy and expressed support for the proposal.

Susan Gray, 14564 FM 455, Celina, Texas 75009, a member of the Celina Area Heritage Foundation, emphasized the historical significance of the house, although the home doesn't have a historical designation, and expressed opposition to its demolition, citing a trend of destruction of historic houses. Mrs. Gray stated that this proposal is not Granny's Sweeties or State Farm, as those businesses blended into the Downtown and kept the small-town feel. Mrs. Gray reaffirmed her opposition to the proposal.

Praveen Bhatiapenumarthy, 2909 Misty Pond Ct, Celina, Texas 75009, shared personal experiences with My Swim Buddy and expressed support for the proposal.

Sandra East, 410 E Malone St, Celina, Texas 75009, voiced approval for the proposal but suggested exploring alternative locations, expressing reservations about the current site.

Frances Freeman, 412 E Malone St, Celina, Texas 75009, who constructed a house on Malone Street in 2020, voiced that she does not support this proposal.

Don A Ivey, 504 E Malone St, Celina, Texas 75009, questioned the desirability of having commercial developments adjacent to his aging parents' homes and expressed reluctance to remain in the area if the proposal was approved.

Mrs. Hoggard shared that the previous rezoning request sought to keep the existing house, but after further discussions with the neighbors, they increased the buffer adjacent the neighboring home, which requires the removal of the existing structure. Mrs. Hoggard stated that she cannot buy another lot and that the discussion should be about the needs of the community, not politics. Mrs. Hoggard also provided drowning statistics for the state of Texas and specifically Collin and Denton County.

Mr. Dick Ivey provided drowning statistics for the state of Texas and Collin County.

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

The commissioners discussed the item.

Commissioner Dawson emphasized that the proposed building adheres to current design standards, the updated concept plan seeks to accommodate the neighbors, and the proposal aligns with the growth plan, which positions this property as a transitional element. He noted that this proposal would help CISD until they build a natatorium.

Commissioner Trigo expressed gratitude to all speakers and noted the passionate arguments from both sides. He characterized the area as a transition zone, and suggested that the issue lay more with the location of houses on Malone Street rather than the proposed swim school.

Commissioner Upchurch raised concerns about parking and traffic, advocating for a formal agreement with CISD to address these issues.

Vice Chair Poche acknowledged community support and the quality of the business, but expressed

reservations about potential safety issues arising from increased traffic.

Commissioner Dawson motioned to approve the item as proposed.

Commissioner Trigo seconded the motion.

The motion was approved 4-2, with Vice Chair Poche and Commissioner Bain being the dissenting votes.

RESULT:	PASSED
MOVER:	Michael Dawson, Commissioner
SECONDER:	Daniel Trigo, Commissioner
AYES:	Russell Boswell, Michael Dawson, Daniel Trigo, Alan Upchurch
NAYES:	Shawn Bain, Bryan Poche
ABSENT:	Daniel Rojas

V. **WORKSESSION**

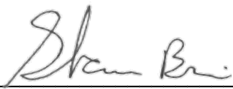
The Commission continued the Open Session

A. Development Overview

Ogi Colakovic, GIS Director, provided a presentation to the Commission that showcased mapping options which can be used to explore information on Celina.

VI. **ADJOURNMENT:**

The Chair adjourned the meeting at 7:45 p.m.



Chair



Ex Officio

6/25/24

Date