



Life Connected.

**PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, JUNE 20, 2024
5:00 PM
MINUTES**

- I. CALL TO ORDER** The Chair called the meeting to order, establish a quorum, and lead 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
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 a Worksession to receive the Director's report, discuss future agenda items, update on Council actions, training topics, and request for new business consideration.

Reconvene Into Council Chambers

- A. Tree City USA & Growth Award
Kari White, Planning Manager, presented the Tree City USA & Growth Award.
- B. Batch Plants – Text Amendment
Madhuri Mohan, Planning Director, presented the Bath Plants - Text Amendment.
Commissioner Upchurch asked about the duration of the specific use permit.
Mrs. Mohan stated that the expiration would be at the conclusion of the project.

III. CONSENT AGENDA

A. Minutes Approval:

1. Minutes from the April 18, 2024, Planning & Zoning Commission meeting.

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

IV. PUBLIC HEARING/ACTION

- A. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 107 acres of land; generally located at the northeast corner of Legacy Drive and Clear Creek Parkway, within both the Extraterritorial Jurisdiction (ETJ) and City Limits. (Legacy Branch – Development Agreement)

Chair Bain moved this item to the beginning of the meeting and stated that the applicant requested to table the item.

Chair Bain opened the public hearing.

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

- B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 49 acres of land; generally located at the southeast corner of future G.A. Moore Parkway and Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (Ariana Access – Development Agreement)

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.

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

- C. Conduct a public hearing to consider and act upon a request to zone approximately 414 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge District (MF-2), & Multi-Family, Urban Living District (MF-3) base zoning; generally located south of Marilee Road and approximately 1,400 feet east of Preston Road, within the City Limits. (Serenade – PD Zoning)

Alexis 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 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, Alan Upchurch
NAYES:	None
ABSENT:	Russell Boswell, Daniel Rojas

- D. Conduct a public hearing to consider and act upon a request to zone approximately 8 acres to Commercial, Office, & Retail District (C); generally located north of future O'Brien Drive and approximately 2,350 feet east of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Farr Tract – Zoning)

Ms. White 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 Trigo, Alan Upchurch
NAYES:	None
ABSENT:	Russell Boswell, Daniel Rojas

- E. Conduct a public hearing to consider and act upon a request to amend approximately 4 acres of Planned Development No. 67 (PD-67); generally located at the northwest corner of Preston Road and Frontier Parkway, within the City Limits. (The Grove at Frontier (Lanterra) – PD Amendment)

Ms. White presented the staff report.

Chair Bain opened the public hearing.

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

Dale Bainum, 2541 Heritage Trail, Celina, Texas, 75009, noted that the northwest corner of Frontier and Preston did not seem to have a cohesive vision of the master developer's approach to its development, and expressed a desire for higher-quality future developments on the east side of Preston Road.

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 Trigo, Alan Upchurch
NAYES:	None
ABSENT:	Russell Boswell, Daniel Rojas

- F. Conduct a public hearing to consider and act upon a request to rezone approximately 15 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning; generally located south of Sunset Boulevard and approximately 1,500 feet west of Coit Road, within the City Limits. (Off the Rails Icehouse – PD Zoning)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

The project design team was present to answer any questions.

Vice Chair Poche asked the design team if there were any existing locations.

The applicant, Kyle Whelan, 1000 Southfork Dr, Little Elm, Texas, 75068, stated that there are no existing locations, but that he has lots of experience from existing establishments such as Katy Icehouse and the Truck Yard.

Vice Chair Poche asked about the noise of the venue.

Mr. Whelan stated that the proposed concept was not a live music venue; they might have occasional acoustic live music but have no concerns about meeting the noise ordinance.

Jim Owens, 1353 E Sunset, Celina, Texas 75009, stated that he is the direct western neighbor.

He wanted to know about the screening along the western boundary.

Mr. Whelan stated there would potentially be landscaping on the western boundary.

Commissioner Upchurch asked for a screen wall.

Craig Hughes, 6200 Blain Dr, Plano, Texas, 75024, applicant, stated that a screen wall would be cost-prohibitive.

Commissioner Upchurch mentioned a 6' wood fence as an option.

Dusty McAfee, Executive Director of Development Services, stated that wood fencing is prohibited on commercial properties, and an opaque evergreen screening would be sufficient.

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 with opaque evergreen screening along the western boundary.

Chair Bain seconded the motion.

All were in favor, and the motion was approved.

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

- G. Conduct a public hearing to consider and act upon a request for a Major Modification to the design standards in the Downtown Code, in order to allow for the redevelopment of Grace Bridge; generally located at the northeast corner of Oklahoma Drive and Ash Street, within the Preston Streams District. (Grace Bridge - Major Modification)

Ms. Kiker presented the staff report.

Chair Bain opened the public hearing.

The applicant, Carter Morris, 1336 Tidwell Lane, Celina, Texas, 75009, stated that Grace Bridge is 13 years old and home-grown in Celina. The redevelopment of the site would be an improvement to the property.

Billy Hughes, 401 S New Mexico, Celina, Texas, 75009, an adjacent neighbor, noted the ongoing drainage issues and that adding more concrete could make the situation worse.

Mr. McAfee stated that prior to receiving a permit, all design standards (including drainage) would need to be met.

Commissioner Dawson asked if the current trailers on the property would be relocated.

Ms. Kiker responded yes.

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.

Vice Chair Poche seconded the motion.

All were in favor, and the motion was approved.

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

- V. ADJOURNMENT
Chair Bain adjourned the meeting at 6:10 p.m.



Chair



Ex Officio

7/18/2024

Date