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PLANNING AND ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, OCTOBER 24, 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.

Members Present:	**Members Absent:**	**Staff Present:**
Chair Shawn Bain	None	Exective Director of Development Services, Dusty McAfee
Vice Chair Bryan Poche		Director of Planning, Madhuri Mohan
Commissioner Alan Upchurch		Senior Planner, Jonathan Pollard
Commissioner Daniel Trigo		Senior Planner, Victoria Kiker
Commissioner Jason Laumer		Senior Planner, Haley Meeks
Commissioner Michael Dawson		
Commissioner Ryan Samuelson		

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, welcome new P&Z commissioners, and request for new business consideration.

A. Planning & Zoning Commission: Chair & Vice Chair Appointments

The Commission voted on nominating a Chair.
Shawn Bain was nominated for Chair.
Commissioner Laumer motioned to approve.
Commissioner Upchurch seconded.
Upon a motion by Commissioner Laumer and a second by Commissioner Upchurch, the Commission voted seven (7) for and none (0) opposed to approve Shawn Bain as Chair. The motion carried 7-0.
All were in favor, and Shawn Bain was appointed as Chair.
The Commission voted on nominating a Vice Chair.
Bryan Poche was nominated for Vice Chair.
Commissioner Laumer motioned to approve.
Commissioner Upchurch seconded.

Upon a motion by Commissioner Laumer and a second by Commissioner Upchurch, the Commission voted seven (7) for and none (0) opposed to approve Bryan Poche as Vice Chair. The motion carried 7-0. All were in favor, and Commissioner Poche was appointed Vice Chair.

B. 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 and Zoning Commission.

A. Minutes Approval:

1. Minutes from the September 19, 2024, Planning & Zoning Commission meeting.

Commissioner Dawson motioned to approve.

Vice Chair Poche seconded.

Upon a motion by Commissioner Dawson and a second by Vice Chair Poche, the Commission voted seven (7) for and none (0) opposed to approve the minutes of the September 19th Planning & Zoning Commission meeting. The motion carried 7-0.

IV. PUBLIC HEARING/ACTION:

A. Conduct a public hearing to consider and act upon a request to rezone approximately 41 acres to Commercial, Office, & Retail District (C) zoning; generally located at the northwest corner of County Road 970 and Private Road 5155, within City Limits. (McKenzie Property (Property ID 2121104) – Rezoning)

Victoria Kiker, Senior Planner, noted the applicant's formal withdrawal of the request.

Chair Bain opened the public hearing.

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

No action was taken.

B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 300 acres of land for the Ranch at Uptown, generally located east and west of FM 455 and approximately 1,200 feet south of J Fred Smith Parkway, within the City Limits, and on approximately 91 acres of land for Legacy Branch; generally located at the northeast corner of Legacy Drive and Clear Creek Parkway, within both the Extraterritorial Jurisdiction (ETJ) and the City Limits. (Toll Brothers Architecture – Development Agreement)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked if Toll Brothers would be building all the homes in these future neighborhoods and noted that lower design standards may require more maintenance in the long term compared to the traditional masonry architectural style.

Addison Rogers on behalf of Toll Brothers, applicant, 2555 Grapevine Parkway, Grapevine, Texas, 76051, responded by stating that the Ranch at Uptown is a joint partnership with Taylor Morrison. Toll Brothers will be the only homebuilder within the Legacy Branch neighborhood. The applicant also noted that all building materials have some maintenance associated with them, including brick and stone.

Commissioner Upchurch asked if there would be a Home Owner's Association (HOA) set up to ensure timely maintenance.

Staff confirmed that HOAs are required to be set up for all new neighborhoods.

Commissioner Laumer asked if the final product would match the proposed elevations included in the presentation.

Mr. Rogers stated that the elevations are still being finalized. However, the final product would closely match the elevations shown.

Commissioner Samuelson asked about Taylor Morrison's reputation and elevations.

Dusty McAfee, Executive Director of Development Services, noted that Taylor Morrison was not confirmed as part of the original request, but also noted that they are quality builders.

Commissioner Upchurch asked if staff is able to include Taylor Morrison's elevations into the final agreement for City Council's consideration.
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 with the condition that the Taylor Morrison renderings are attached in the draft agreement for City Council.
Commissioner Laumer seconded the motion.
Upon a motion by Vice Chair Poche and a second by Commissioner Laumer, the Commission voted seven (7) for and none (0) opposed to approve the item. The motion carried 7-0.

V. ADJOURNMENT:

Chair Bain adjourned the meeting at 5:52 p.m.

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Chair

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Staff Liaison **Date**