Life Connected.

PLANNING AND ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, JANUARY 16, 2025
5:00 PM
AGENDA

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.

II. **WORKSESSION:** The Planning & Zoning Commission will hold 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.

A. Planning Excellence Award

B. P&Z Commissioners Training - Part 1

C. Downtown Code Discussion

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 December 19, 2024, Planning & Zoning Commission meeting.

IV. **ADJOURNMENT:**

City Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

"I, the undersigned authority, do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: ______________________ at ____:_______ and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

____

Staff Liaison

Life Connected.

PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, DECEMBER 19, 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	Executive Director of Development Services, Dusty McAfee
Vice-Chair Bryan Poche		Planning Manager, Bella Lopez
Commissioner Alan Upchurch		Senior Planner, Victoria Kiker
Commissioner Daniel Trigo		Senior Planner, Haley Meeks
Commissioner Jason Laumer		
Commissioner Michael Dawson		
Commissioner Ryan Samuelson		

II. WORKSESSION:

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. The meeting is open to the public.
Reconvene Into Council Chambers.

A. Development Process Discussion

Dusty McAfee, Executive Director of Development Services, opened the development process discussion. Commissioners asked general questions and staff answered.

The Commission moved the Capital Improvements Advisory Committee (CIAC) for Roadway Impact Fee Update after the Public Hearing items had completed.

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 November 21, 2024, Planning & Zoning Commission meeting.

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 November 21st Planning & Zoning Commission meeting. The motion carried 7-0.

IV. PUBLIC HEARING/ACTION:

B. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for an Auto Repair, Minor use on approximately 1 acre; generally located west of Preston Road and approximately 450 feet north of Frontier Parkway, within the City Limits. (Mavis Tires & Brakes – Specific Use Permit)

Victoria Kiker, Senior Planner, presented the staff report.
Chair Bain opened the public hearing.
The commissioners discussed the item.
Chair Bain motioned to approve the item as proposed.
Commissioner Laumer seconded the motion.
All were in favor, and the motion was approved.

Upon a motion by Chair Bain 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.

A. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for an Auto, Gas Pumps/Fuel Sales use on approximately 2 acres; generally located at the northeast corner of Preston Road and Glendenning Parkway, within the City Limits. (Murphy USA - Specific Use Permit)

Ms. Kiker, Senior Planner, presented the staff report.
Chair Bain opened the public hearing.
The commissioners discussed the item.
Vice-Chair Poche motioned to approve the item as proposed.
Commissioner Samuelson seconded the motion.
All were in favor, and the motion was approved.

Upon a motion by Vice-Chair Poche and a second by Commissioner Samuelson, the Commission voted seven (7) for and none (0) opposed to approve the item. The motion carried 7-0.

V. WORKSESSION

The Commission continued the Worksession to discuss future agenda items.

A. Capital Improvements Advisory Committee (CIAC) for Roadway Impact Fee Update

Representatives from Kimley Horn presented the Roadway Impact Fee Update.
The Commissioners asked general questions, and Kimley Horn representatives responded.
Commissioner Laumer recommended establishing maximum roadway fees for multifamily developments, separate from the 50% reduction applied to retail and commercial projects.

VI. **ADJOURNMENT:**

Chair Bain adjourned the meeting at 5:54 p.m.

____

Chair

____ ____________________________

Staff Liaison **Date**