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

Chair Shawn Bain
Vice Chair Bryan Poche
Commissioner Alan Upchurch
Commissioner Daniel Trigo
Commissioner Jason Laumer
Commissioner Michael Dawson
Commissioner Ryan Samuelson

Members Absent:

None

Staff Present:

Executive Director of Development
Services, Dusty McAfee
Planning Director, Madhuri Mohan
Planning Manager, Bella Lopez
Senior Planner, Victoria Kiker
Senior Planner, Haley Meeks

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. The meeting is open to the public.

A. Planning Excellence Award

Madhuri Mohan, Planning Director, presented the Planning Excellence award.

B. P&Z Commissioners Training - Part 1

Dusty McAfee, Executive Director of Development Services, presented the P&Z Commissioners Training - Part 1.

C. Downtown Code Discussion

Mr. McAfee presented the Downtown Code discussion.

The Commissioners inquired about the proposed changes, and staff provided responses.

Commissioner Trigo inquired about the history of Preston Streams and why it was different. Staff indicated that the final Code was based upon community input and honored that feedback.

Commissioner Laumer asked about the timing of the update to the Downtown Master Plan. Staff indicated that Council directed an immediate review of downtown land use, followed by an update to the Master Plan at a later time.

Commissioner Laumer asked if the new 2023 State law (HB 3490) required extensive property owner notifications for proposed textual revisions to the zoning ordinance. The City Attorney (Heather Shankle) indicated that compliance with HB 3490 would likely result in a mass notification of all downtown property owners, based on land use triggers within the legislation.

Commissioner Laumer and Chair Bain asked if the six districts should have their respective boundaries reviewed, and Staff indicated that boundaries could be reevaluated through the update to the Downtown Master Plan or another specific review of the Downtown Code. One example discussed was that Patio Commons may need to be expanded, specifically for the first row of homes south of Main Street. Chair Bain inquired how many applications or permits were issued within the neighborhoods the past six years. Staff responded that only one project successfully completed a home conversion into a quiet professional office, across from the CISD Administration building and on the south side of Main Street, immediately adjacent to Patio Commons. Staff explained that it did not require an SUP due to it not interfering with residential living and that no complaints have been received on it. Staff shared that another project applied for an SUP but formally withdrew their application once they heard from neighbors. The Commission indicated that the current system seemed to function well looking at the facts and that this discussion might be a solution looking for a problem.

The Commission discussed the new 2023 State law (HB 3490), which requires extensive property owner notifications for zoning ordinance changes. Legal offered a long letter explaining the situation to be included in property owner notifications, which the Commission noted would fill the Chamber to capacity and cause alarm. Staff asked Legal if the corridor approach, coupled with the existing Specific Use Permit (SUP) language, would activate HB 3490 notifications, and Legal agreed that if land use entitlements were not being reduced, then it would not require notifications beyond typical legal newspaper notifications. Commissioner Dawson and Chair Bain verbalized support for the corridor approach, but that neighborhoods needed protections through an SUP.

Commissioner Upchurch inquired about appeals, and staff explained the appeal process and the modification process.

The Commission determined that the existing SUP language in the Code is sufficient, as mandating an automatic SUP could result in a mass mailout to downtown property owners and tenants. The Commission also discussed the need for legal advice on compliance with HB 3490 and suggested an Executive session for further clarification. Staff asked the Commission to summarize its feedback. The Commission recommended a combination of the corridor approach and the existing SUP protection language for interior residential areas.

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 & Zoning Commission.

A. Minutes Approval:

1. Minutes from the December 19, 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 December 19th Planning & Zoning Commission meeting. The motion carried 7-0.

IV. ADJOURNMENT:

Chair Bain adjourned the meeting at 6:14 p.m.

Jason Laumer

Chair

Halley Weeks

Staff Liaison

2/26/25

Date