



Life Connected.

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

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

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	Absent
Daniel Rojas	Planning & Zoning Commission	Commissioner	Present
Daniel Trigo	Planning & Zoning Commission	Commissioner	Present

II. WORKSESSION

The Planning & Zoning Commission held a Worksession to discuss future agenda items, update on Council actions, training topics, and request for business consideration.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the June 20, 2024, Planning & Zoning Commission meeting.

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

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.

Madhuri Mohan, Planning Director, presented the staff report.

Chair Bain opened the public hearing.

Commissioner Rojas asked why the land swap was needed and if it was beneficial to the City.

Ms. Mohan responded that the land swap is roughly 15 acres and is needed to continue the neighborhood.

She said the City's portion is most likely to develop as a future park.

Rob Daake, 322 W Walnut St, Celina, Texas, 75009, presented to the Commission.

Karla McKenzie, representative of the landowners to the east, spoke in opposition to the proposed Doe Branch Boulevard alignment. However, she had no issues with the development.

Francisco Mella, 2813 Village Creek St, Prosper, Texas, 75078, stated that she looks forward to the development, but had concerns regarding the tree line and the no man's land created at the shared property line.

Mr. Daake, applicant, responded that the applicants are not proposing to encroach on private property and will work with staff regarding the no man's land.

Jim Knight, 322 W Walnut St, Celina, Texas, 75009, said that the applicants will try to preserve the existing tree line by installing a wrought iron fence.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, stated that he had no issues with the Development Agreement. However, he had concerns that the developers were favored in the land swap. Mr. Bainum proposed to add stipulations for no multi-family and to add street lights along the Doe Branch extension.

Mr. Knight responded that the Doe Branch extension will include street lights.

Dusty McAfee, Executive Director of Development Services, mentioned that the Planning & Zoning Commission focuses on land use. He added that the road alignment is not complete and will be addressed by the Developer and City Engineers. He added that it is possible to consider open fencing to maintain the safety and aesthetics of the no man's land. Mr. McAfee stated that the land swapped to the City contains floodplain and adequate usable acreage, and the City plans to develop a large linear park in the future. He reiterated that street lights will be provided along the Doe Branch extension, no multifamily uses were included in the agreement, and no alleys were proposed.

The commissioners discussed the item.

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

- B. Conduct a public hearing to consider and act upon a request to zone approximately 6 acres to Community Facilities District (CF) zoning; generally located south of County Road 106 and approximately 3,300 feet east of Preston Road, within the Extraterritorial Jurisdiction (ETJ). (Public Works Administration Office – Zoning)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

Chair Bain asked if this request was an expansion of the Public Works Facility.

Mr. Pollard answered yes and explained the future plans for the Public Works Facility.

The commissioners discussed the item.

Commissioner Dawson motioned to approve the item as proposed.

Commissioner Rojas seconded the motion.

All were in favor, and the motion was approved.

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

- C. Conduct a public hearing to consider and act upon a request to zone approximately 46 acres to Community Facilities District (CF) zoning; generally located north of Frontier Parkway and approximately 400 feet west of Custer Road, within the City Limits & Extraterritorial Jurisdiction (ETJ). (PISD Middle School 8 – Zoning)

Mr. Pollard presented the staff report.

Chair Bain opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, expressed traffic concerns and suggested exploring a connection to Custer Road.

Mr. McAfee responded that per state law, public schools are able to locate anywhere, with or without zoning.

The commissioners discussed the item.

Vice Chair Poche motioned to approve the item as proposed.

Commissioner Dawson seconded the motion.

All were in favor, and the motion was approved.

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

- D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 157 acres of land; generally located north of future J Fred Smith Parkway and approximately 520 feet east of future Celina Parkway, within the City Limits. (G-Bar (Uptown) – Development Agreement)

Ms. Mohan presented the staff report.

Chair Bain opened the public hearing.

Thomas Theurer, 8881 Santa Fe, Celina, Texas, 75009, inquired about the timeline of the development, tree line preservation, possible abandonment of Cox Lane, expressed erosion and floodplain concerns, and asked about the land use.

Jim Knight, 322 W Walnut St, Celina, Texas, 75009, applicant, stated that a Traffic Impact Analysis would be conducted. He mentioned the plan to extend County Road 994 and Celina Parkway. Furthermore, he clarified that the development is intended for single-family use only and is scheduled to commence in approximately one year. Mr. Knight also confirmed that a tree survey will be carried out to ensure the preservation of the tree line.

Commissioner Rojas inquired about the type of fencing proposed to the north of this development.

Mr. Knight responded that wooden fencing is planned to the north.

Mr. Theurer asked if a masonry wall was a possibility in lieu of the wooden fencing.

Mr. Knight responded that a masonry wall would be cost-prohibitive, but that fencing is not yet finalized.

Chair Bain and Commissioner Rojas had concerns regarding drainage.

Mr. McAfee responded that drainage would be handled during review and regulations would govern.

The commissioners discussed the item.

Commissioner Boswell motioned to approve the item as proposed.

Commissioner Dawson seconded the motion.

All were in favor, and the motion was approved.

RESULT:	PASSED
MOVER:	Russell Boswell, Commissioner
SECONDER:	Michael Dawson, Commissioner
AYES:	Shawn Bain, Russell Boswell, Michael Dawson, Bryan Poche, Daniel Rojas, Daniel

	Trigo
NAYES:	None

- E. Conduct a public hearing to consider and act upon a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, Article 14.01: Administration and 14.03: Use Regulations, to modify batch plant regulations. (Batch Plants Zoning Ordinance Revision - Text Amendment)

Mr. McAfee 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 Dawson seconded the motion.

All were in favor, and the motion was approved.

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

V. **ADJOURNMENT:**

Chair Bain adjourned the meeting at 6:22 p.m.



Chair



Ex Officio

7/18/2024

Date