



Life Connected.

PLANNING AND ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, AUGUST 15, 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	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. The meeting is open to the public. Reconvened Into Council Chambers.

A. Annual CIP Presentation

Andy Glasgow, Director of Engineering, delivered a presentation on ongoing and upcoming Capital Improvement Projects.

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 July 18, 2024, Planning & Zoning Commission meeting.

RESULT: Passed

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

IV. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon a request to rezone approximately 3 acres to Downtown Code (The Bricks) zoning; generally located approximately 300 feet north of Maple Street, and approximately 875 feet east of Florida Drive, within the City Limits. (502 N. Illinois – Rezoning)

Madhuri Mohan, Planning Director, 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, Russell Boswell, Michael Dawson, Bryan Poche, Daniel Trigo, Alan Upchurch
NAYES:	None

- B. Conduct a public hearing to consider and act upon a request to rezone approximately 66 acres to a Planned Development (PD) with Mixed-Use District (MU) base zoning, and modified development standards; generally located at the northwest corner of Oklahoma Drive and Glendenning Parkway, within the City Limits. (Willard Cattle – PD Zoning)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

Commissioner Trigo asked if the Planned Development would waive the requirement for a Specific Use Permit for some of the uses listed.

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 Boswell seconded the motion.

The motion was approved 5-1, with Commissioner Trigo being the dissenting vote.

RESULT:	Passed
MOVER:	Michael Dawson, Commissioner
SECONDER:	Russell Boswell, Commissioner
AYES:	Shawn Bain, Russell Boswell, Michael Dawson, Bryan Poche, Alan Upchurch
NAYES:	Daniel Trigo

- C. Conduct a public hearing to consider and act upon a request to zone approximately 75 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located at the northeast corner of future Legacy Drive and Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (LMR Tract – PD Zoning)

Mrs. Mohan presented the staff report.

Chair Bain opened the public hearing.

Commissioner Upchurch asked if the concept plan would be attached to the final ordinance.

Mrs. Mohan responded that the concept plan will be attached to ensure that there is no multifamily

proposed in the future.

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, Russell Boswell, Michael Dawson, Bryan Poche, Daniel Trigo, Alan Upchurch

NAYES: None

V.

ADJOURNMENT:

The Chair adjourned the meeting at 6:00 p.m.



Chair



Ex Officio

09/26/2024

Date