



Life Connected.

**PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, SEPTEMBER 19, 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	Present
Daniel Trigo	Planning & Zoning Commission	Commissioner	Present

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.

Reconvene Into Council Chambers.

- A. Capital Improvements Advisory Committee (CIAC) for Roadway Impact Fee Update
Pete Kelly, Engineer with Kimley-Horn, delivered a presentation updating roadway impact fees.

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 August 19, 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 Rojas, Daniel Trigo, Alan Upchurch
NAYES:	None

IV. **PUBLIC HEARING/ACTION**

- A. 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 400 feet north of Frontier Parkway, within the City Limits. (Take 5 Oil Change – Specific Use Permit)

Jonathon Pollard, Senior Planner, presented the staff report. Chair Bain opened the public hearing.

The applicant, Randy Randolph, made himself available for questions.

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

The commissioners discussed the item.

Commissioner Rojas motioned to approve the item as proposed.

Commissioner Dawson seconded the motion.

The motion was approved 6-1, with Commissioner Boswell being the dissenting vote.

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

- B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 34 acres of land; generally located at the southeast corner of Preston Road and GA Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Ramble Expansion – Development Agreement)

Victoria Kiker, Senior Planner, 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 Rojas, Daniel Trigo, Alan Upchurch
NAYES:	None

- C. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 2 acres of land; generally located north of future O'Brien Drive and approximately 1,300 feet east of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Masonic Lodge (Property ID 2041418) – Development Agreement)

Ms. Kiker, Senior Planner, presented the staff report.

Chair Bain asked about the material for the parking lot.

Ms. Kiker responded that the parking lot would be concrete.

Commissioner Boswell asked about the plans of the existing house.

The applicant, David Barnes, 139 N Ohio St, Celina, Texas 75009, came forward and stated that the house would only be used for the bathroom and kitchen facilities.

Chair Bain asked if the Development Agreement would allow people to live in the existing house. Dusty McAfee, Executive Director of Developmental Services, confirmed that only the owner could live in the house.

Commissioner Upchurch asked if the house complied with Fire and Building codes.

Mr. McAfee responded that the house would be brought up to code.

Chair Bain opened the public hearing.

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 Trigo seconded the motion.

All were in favor, and the motion was approved.

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

D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 131 acres of land; generally located at the southeast corner of GA Moore Parkway and Louisiana Drive, within the Extraterritorial Jurisdiction (ETJ). (Willard Tract (Louisiana) – Development Agreement)

Mr. Pollard, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

Commissioner Boswell asked about the screening plan for homes adjacent to the railroad.

Mr. Pollard responded that there were no plans yet.

Commissioner Dawson inquired about standard ordinances in place to protect land uses adjacent to schools.

The City Attorney, Julie Fort, confirmed that alcohol sales require a 300 ft separation, but the school district can request a 1,000 ft separation.

Commissioner Rojas asked about the ultimate plan for GA Moore Parkway.

Mr. Pollard stated that it is a TxDOT road and FM 455 is future GA Moore Parkway, which is a six lane divided roadway.

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.

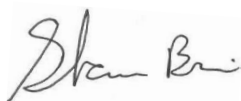
Commissioner Dawson seconded the motion.

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, Alan Upchurch
NAYES:	None

V. **ADJOURNMENT**

The Chair adjourned the meeting at 5:47 p.m.



Chair



Ex Officio

9/19/2024

Date