



Life Connected.

**BOARD OF ADJUSTMENT
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
MONDAY, JANUARY 10, 2022
5:00 PM**

AGENDA

I. REGULAR MEETING:

- A. Staff will call the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas Flags
- B. Appointment of Chair and Vice-Chair
- C. Minutes Approval:
 - 1. Minutes from the March 4, 2019, Zoning Board of Adjustments meeting

II. PUBLIC HEARING AND ACTION:

- A. The Celina Board of Adjustment will hold a public hearing to consider a special exception to the Building and Area Requirements for the property located at 3812 Chalk Hill Avenue. The hearing will be held on January 10, 2022 at 5:00 p.m. at City Council Chambers, located at 112 N. Colorado Street, Celina, Texas. (3812 Chalk Hill Avenue Special Exception) (White)

III. ADJOURNMENT

The Board reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Chapter 551.

"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 ____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

City Staff

Date Notice Removed

Celina 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.



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**BOARD OF ADJUSTMENT
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
MONDAY, MARCH 4, 2019
5:00 PM**

MINUTES

I. REGULAR MEETING:

- A. The Chairman will call the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas Flag:

Chairman Lee Waddell called the meeting to order at 5:03 p.m. Board Members present were Allison Alvino, Nick Burgess, Lanford Rodgers, Jay Williams, and Herbert Miller. Reid Leslie was absent. Chairman Waddell led the pledges of allegiance to the American flag and the Texas flag.

Staff members present were Director of Development Services Dusty McAfee, Planning Manager Madhuri Mohan, Planner Raha Pouladi, Director of Engineering Kim Brawner, and City Secretary Vicki Faulkner.

- B. Administer Oath of Office:

City Secretary Vicki Faulkner gave the Oath of Office to Allison Alvino, Nick Burgess, and Lanford Rodgers.

II. PUBLIC HEARING AND ACTION:

- A. The City of Celina Board of Adjustment will hold a public hearing to consider a variance for minor modifications to site design standards for the Lamar National Bank property located at 110 S. Preston Road. The hearing will be held on March 4, 2019 at 5:00 pm at the Board Room of Celina ISD Administration Building, located at 205 S. Colorado Street, Celina, Texas. (Lamar National Bank Variance) (McAfee)

Chairman Waddell opened the hearing at 5:12 p.m.

Director of Development Services Dusty McAfee presented the requested variance to eliminate the Erosion Hazard Setback, variance to reduce the Preston Road Overlay landscape buffer (40 feet to 25 feet), special exception to reduce the amount of parking (staff requested, 28 to 20 spaces), and special exception to eliminate the sign setback.

Board Member Rodgers asked questions regarding the erosion control line, jobs to be created, and entrances off the roadways. Board Member Alvino asked questions regarding erosion, parking, and expressed concerns with the engineering on drainage. Board Member Burgess asked about liabilities related to the erosion control line. Board Member Miller asked about the creation of a hardship, parking, and drainage.

Minutes Acceptance: Minutes of Mar 4, 2019 5:00 PM (Minutes Approval)

Director of Engineering Kim Brawner spoke to the questions regarding drainage.

Roger McFarland, representative of the contractor, NewGround International, Inc., addressed the Board regarding the special exception to reduce the amount of parking. He mentioned that 12 to 14 people would be working at the bank and a community room was being built creating the need for 28 parking spaces. Mr. McFarland stated that Lamar National Bank is not requesting the parking space reduction.

Jim Knight, Regional Business Leader at Stantec, addressed the Board as a representative of the property owner to the east of the subject property (Glendenning). Mr. Knight requested that Mr. Glendenning's properties are granted the same considerations when they develop.

Chairman Waddell closed the hearing at 5:43 p.m.

1. Allison Alvino moved to approve the variance to eliminate the Erosion Hazard Setback (with all other related engineering criteria met). Jay Williams seconded. The motion carried with a vote of 6-0.
2. Nick Burgess moved to approve the variance to reduce the Preston Road Overlay landscape buffer (40' to 25'). Allison Alvino seconded. The motion carried with a vote of 6-0.
3. Nick Burgess moved to approve the special exception to eliminate the sign setback. Lanford Rodgers seconded. The motion carried with a vote of 6-0.
4. The special exception to reduce the amount of parking was withdrawn.

III. ADJOURNMENT:

There being no further comments, Chairman Waddell requested a motion to adjourn. Allison Alvino moved to adjourn. Lanford Rodgers seconded. The motion carried with a vote of 6-0. The meeting adjourned at 5:45 p.m.

Chairman

Secretary

Date Minutes Approved

Minutes Acceptance: Minutes of Mar 4, 2019 5:00 PM (Minutes Approval)