



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, OCTOBER 18, 2022
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Russell Boswell	City of Celina	Commissioner	Present	
Michael Dawson	City of Celina	Commissioner	Present	
Brandon Grumbles	City of Celina	Commissioner	Present	
Daniel Rojas	City of Celina	Commissioner	Present	
Daniel Trigo	City of Celina	Commissioner	Present	
Shawn Bain	City of Celina	Chair	Present	
Bryan Poché	City of Celina	Vice Chair	Present	
Dusty McAfee AICP	City of Celina	Director of Development Services	Present	
Bella Lopez	City of Celina	Senior Planner	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	
Kari White	City of Celina	Senior Planner	Present	

II. WORKSESSION:

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

Reconvene Into Open Session

A. Growth Strategies Discussion:

Dusty McAfee, Executive Director of Development Services, presented the City's growth strategies options.

III. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the September 20, 2022, Planning & Zoning Commission meeting.

- B. Consider and act upon a Final Plat for Legacy Frontier Apartments Addition, being approximately 29 acres; generally located at the northwest corner of Legacy Drive and future Frontier Parkway. (Legacy Frontier Apartments Addition – Final Plat)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bryan Poché, Vice Chair
SECONDER:	Daniel Rojas, Commissioner
AYES:	Boswell, Dawson, Grumbles, Rojas, Trigo, Bain, Poché

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, to modify overlay district regulations. (Overlay Districts – Text Amendment)

Mr. McAfee, presented the staff report.

Chair Bain opened the public hearing.

Rob Daake, 708 Hackberry Ridge Drive, McKinney, Texas, 75070, expressed concerns regarding the text amendments, asking the Commission to deny the item. He noted that the market will determine how to maximize value within the overlays and asking the Commission to trust the private sector.

The commissioners discussed the item and the public hearing was closed.

Vice Chair Poché motioned to approve the item as proposed.

Commissioner Rojas seconded the item.

Motion was carried and the item was approved with a vote of 6-1, with Commissioner Trigo being the dissenting vote.

RESULT:	APPROVED [6 TO 1]
MOVER:	Bryan Poché, Vice Chair
SECONDER:	Daniel Rojas, Commissioner
AYES:	Boswell, Dawson, Grumbles, Rojas, Bain, Poché
NAYS:	Trigo

- B. Conduct a public hearing to consider and act upon a request to zone approximately 3 acres to a Planned Development (PD) with Commercial, Office, and Retail District (C) base zoning, generally located at the southwest corner of Louisiana Drive and future J. Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (3G10 Investments – Zoning)

Bella Lopez, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

Mr. Daake, applicant, provided a background on the project and made himself available to answer questions.

The commissioners discussed the item and the public hearing was closed.

Vice Chair Poché motioned to approve the item as proposed.

Commissioner Boswell seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bryan Poché, Vice Chair
SECONDER:	Russell Boswell, Commissioner
AYES:	Boswell, Dawson, Grumbles, Rojas, Trigo, Bain, Poché

- C. Conduct a public hearing to consider and act upon a request to zone approximately 25 acres to Mixed-Use District (MU), generally located south of Carey Road and approximately 1,240 feet west of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (SW Carey & Legacy - Zoning)

Kari White, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

Mr. Daake, applicant, presented the project to the Commission and explained that the zoning request fits the Future Land Use Plan.

Rex Glendenning, property owner, 12400 Preston Road, Frisco, Texas, 75033, explained to the Commission that the property has significant floodplain making it challenging to develop.

The commissioners discussed the item.

Commissioner Rojas motioned to approve the item.

Vice Chair Poché seconded the item.

Motion was approved 6-1, with Commissioner Trigo being the dissenting vote.

RESULT:	APPROVED [6 TO 1]
MOVER:	Daniel Rojas, Commissioner
SECONDER:	Bryan Poché, Vice Chair
AYES:	Boswell, Dawson, Grumbles, Rojas, Bain, Poché
NAYS:	Trigo

- D. Conduct a public hearing to consider and act upon a request to zone approximately 26 acres to Mixed-Use District (MU), generally located at the northwest corner of future Celina Parkway and County Road 57, within the Extraterritorial Jurisdiction (ETJ). (Young Tract - Zoning)

Ms. White presented the staff report.

Chair Bain opened the public hearing.

Mr. Daake, applicant, presented the project to the Commission and explained that the zoning request fits the Future Land Use Plan.

Mr. Glendenning, property owner, spoke to the Commission and explained that the property will act as a buffer between the salvage yard to the west and the single family to the east.

Matthew Kiran, 12400 Preston Road, Frisco, Texas, 75033, spoke to the Commission explaining that the property will act as a transition piece.

The commissioners discussed the item.

Commissioner Dawson motioned to approve the item as proposed.

Commissioner Boswell seconded the item.

Motion was approved 5-2, with Commissioner Grumbles and Commissioner Trigo being the dissenting votes.

RESULT:	APPROVED [5 TO 2]
MOVER:	Michael Dawson, Commissioner
SECONDER:	Russell Boswell, Commissioner
AYES:	Boswell, Dawson, Rojas, Bain, Poché
NAYS:	Grumbles, Trigo

V. ADJOURNMENT:

Chair Bain adjourned the meeting at 7:20 p.m.