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**PLANNING & ZONING COMMISSION AND  
CAPITAL IMPROVEMENT ADVISORY COMMITTEE  
JOINT MEETING  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
THURSDAY, MAY 15, 2025  
5:00 PM  
AGENDA**

- I. **CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:** The Chair will call the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas flags.
- 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. The meeting is open to the public.
- 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 April 17, 2025, Planning & Zoning Commission meeting.
- 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 Alternative Retail Services (Body Art Studio) on approximately 0.17 acres; generally located west of Louisiana Drive and approximately 120 feet north of Beech Street, within the City Limits. (Liberty or Death Celina Tattoo – Specific Use Permit)
  - B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 41 acres of land; generally located at the southeast corner of future Celina Parkway and future O’Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Glen at Uptown – Development Agreement)
- V. **ADJOURNMENT:**
- VI. **CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:** The Capital Improvement Advisory Committee Chair will call the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas flags.
- VII. **WORKSESSION:**
  - A. Capital Improvements Advisory Committee (CIAC) for Water/Wastewater Impact Fee Update.
- VIII. **ADJOURNMENT:**

City 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.

“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 \_\_\_\_:\_\_\_\_\_ and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.”

\_\_\_\_\_  
Staff Liaison



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**PLANNING & ZONING COMMISSION REGULAR MEETING  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
THURSDAY, APRIL 17, 2025  
5:00 PM  
MINUTES**

**I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:**

Chair Bain 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.

**Members Present:**

Chair Shawn Bain  
Commissioner Alan Upchurch  
Commissioner Jason Laumer  
Commissioner Michael Dawson  
Commissioner Ryan Samuelson

**Members Absent:**

Vice Chair Bryan Poche  
Commissioner Daniel Trigo

**Staff Present:**

Executive Director of Development Services, Dusty McAfee  
Planning Director, Madhuri Mohan  
Planning Manager, Bella Lopez  
Senior Planner, Victoria Kiker  
Senior Planner, Haley Yansky  
Planning Technician, Nikki Anthony

**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.

**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 & Zoning Commission.

**A. Minutes Approval:**

1. Minutes from the March 20, 2025, Planning & Zoning Commission meeting.

Upon a motion by Commissioner Dawson and a second by Commissioner Upchurch, the Commission voted five (5) for and none (0) opposed to approve the minutes of the March 20th Planning & Zoning Commission meeting. The motion carried 5-0.

**IV. PUBLIC HEARING/ACTION:**

- A. Conduct a public hearing to consider and act upon a request to zone approximately 131 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 southeast corner of GA Moore Parkway and Louisiana Drive, within the Extraterritorial Jurisdiction (ETJ).  
(Willard Tract (Silo Crossing) – PD Zoning)

Victoria Kiker, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

Commissioner Upchurch asked about the 'commercial flex' area as shown on the concept plan.

Ms. Kiker responded that the flex area allowed for commercial and more single family uses, but no multi-family uses.

Commissioner Dawson asked if this site was across from the new CISD school.

Ms. Kiker confirmed the location.

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

The commissioners discussed the item.

Commissioner Upchurch motioned to approve the item as proposed.

Commissioner Dawson seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Commissioner Upchurch and a second by Commissioner Dawson, the Commission voted five (5) for and none (0) opposed to approve the item. The motion carried 5-0.

- B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 40 acres of land; generally located south of County Road 59 and 1,000 feet east of Celina Parkway, within the Extraterritorial Jurisdiction (ETJ).  
(Mesa Verde – Development Agreement)

Haley Yansky, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

Applicant Jim Knight, 3501 Olympus Boulevard, Suite 100, Dallas, Texas 75019, introduced himself and offered to answer any questions.

Commissioner Upchurch asked if there was anything planned for the area west of this property.

Mr. Knight responded that there was a drainage area to the west and it would most likely remain undeveloped.

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

The commissioners discussed the item.

Commissioner Laumer motioned to approve the item as proposed.

Commissioner Samuelson seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Commissioner Laumer and a second by Commissioner Samuelson, the Commission voted five (5) for and none (0) opposed to approve the item. The motion carried 5-0.

- C. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 26 acres of land; generally located 1,800 feet east of Preston Road and north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Millen Farms – Development Agreement)

Bella Lopez, Planning Manager, presented the staff report.

Applicant Kevin Harrell, 8214 Westchester Drive, Suite 9000, Dallas, Texas 75225, delivered an applicant presentation.

Commissioner Laumer asked about the additional trees being provided by the applicant.

Mr. Harrell confirmed that Skorburg was handling the fencing and ensuring existing trees on the property were to remain and that they would replace what was disturbed. He said Skorburg was actively working on an agreement to access private property with the adjacent residents to ensure the existing trees remain.

Commissioner Upchurch asked if the agreement could be written into the PD.

Mr. Harrell responded that it needed to be a separate private agreement. Resident Randy Grandgeorge, 3098 Preston Hills Circle, Prosper, Texas 75078, addressed the Commission, noting that his opposition to the development came down to just two issues: the proposed perimeter lots be increased, and assurance that his existing trees were not going to be removed. He acknowledged Skorburg is working on an agreement with the neighbors, and Mr. Harrell confirmed the intent is to preserve trees and that the agreement would allow property access for that purpose.

The Commissioners proposed several options to address concerns about tree preservation and fencing, including dedicating a strip of land with existing trees to homeowners, shifting the fence line to avoid trees, and/or adding a clause into the Development Agreement to clarify responsibilities.

Mr. Harrell stated that land dedication would be a City decision.

Dusty McAfee, Executive Director of Development Services, addressed the Commission and stated that fencing is generally required to be installed along the property line. He noted any deviations from this standard would necessitate private agreements, citing potential legal and maintenance challenges. He also noted that many of the existing trees in question are Hackberries, which have a limited lifespan, and reaffirmed Skorburg's commitment to preserving as many trees as possible.

Chair Bain made a motion to approve with the suggestion that at the time of development, the City should help accommodate any private agreements between the developer and the adjacent property owners, if reasonable.

Commissioner Dawson seconded the motion to approve.

All were in favor, and the motion was approved.

Upon a motion by Chair Bain and a second by Commissioner Dawson, the Commission voted five (5) for and none (0) opposed to approve the item. The motion carried 5-0.

V. **ADJOURNMENT:**

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Staff Liaison

\_\_\_\_\_  
Date



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**Planning**  
City of Celina, Texas

## Memorandum

To: **Planning and Zoning Commission**  
From: Arabella Lopez, Planning Manager  
CC: Madhuri Mohan, Planning Director  
Date: May 15, 2025  
Re: Liberty or Death Celina Tattoo – Specific Use Permit

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### **Action Requested:**

Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for Alternative Retail Services (Body Art Studio) on approximately 0.17 acres; generally located west of Louisiana Drive and approximately 120 feet north of Beech Street, within the City Limits. (Liberty or Death Celina Tattoo – Specific Use Permit)

### **Background Information:**

The applicant is requesting a Specific Use Permit on approximately 0.17 acres of land for Alternative Retail Services (Body Art Studio) for the property located at 306 N Louisiana (generally located north of Beech Street and west of Louisiana Drive). The property is zoned Downtown Code - Patio Commons, which requires "Alternative Retail Services" uses to first obtain an SUP from City Council to legally operate on the subject property, with the purpose to determine the appropriateness of a proposal. Please refer to the attached documents for additional information.

### **Legal Review:**

N/A

### **Supporting Documents:**

1. Location Map
2. Staff Presentation

### **Financial Consideration:**





N/A

### **Staff Recommendation:**

Staff recommends approval as presented.

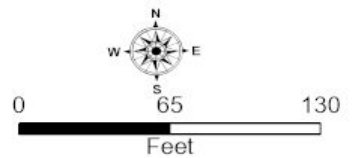


### Legend

-  City Limits
-  Roads
-  Parcels
-  Subject Property

### 25-SUP-01 Liberty or Death Tattoo - SUP Location Map

4/21/2025

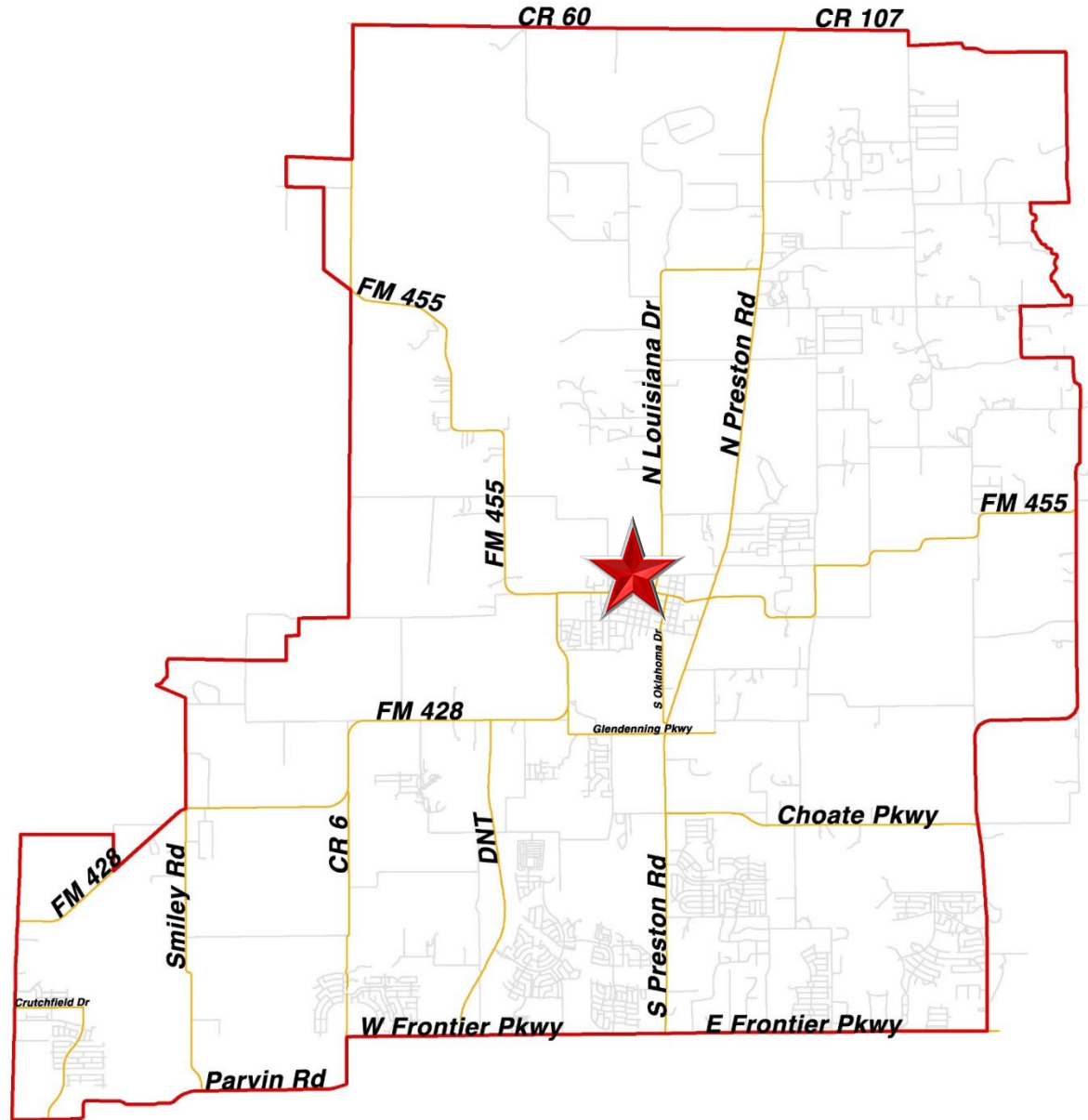


# LIBERTY OR DEATH TATTOO

## SPECIFIC USE PERMIT

Planning & Zoning Commission  
May 15, 2025







# LOCATION MAP

The subject property is generally located west of Louisiana Drive and approximately 120 feet north of Beech Street

# BACKGROUND

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- The subject property is approximately 0.17 acres, located within the City Limits
- The property is currently zoned Downtown Code, Patio Commons
- The applicant desires to operate a tattoo parlor (Body Art Studio)

# ZONING OVERVIEW

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- The Zoning Ordinance requires a Body Art Studio (Alternative Retail Services), to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in Downtown

# SUP OVERVIEW

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- An SUP is required of land uses that the Zoning Ordinance may allow, but uses that are also screened and specially approved for situational suitability
- The purpose of the SUP requirement is to determine the appropriateness of a proposal
- The City has broad discretionary approval of the requested SUP



# PROJECT OVERVIEW

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- The home was converted into an office in 2023



# POLICY CONSIDERATIONS

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- This use would be Celina's first tattoo parlor
- The business helps diversify the tax base
- Celina's Sign Code prohibits string lights around windows, nuisance signs, neon window signs, and also regulates temporary signs
- A wall sign would be allowed in conformance with Downtown's regulations
- No external changes to the building are proposed

# RECOMMENDATION

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- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in June
- Staff recommends approval as presented



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**Planning**  
City of Celina, Texas

## Memorandum

To: **Planning and Zoning Commission**  
From: Arabella Lopez, Planning Manager  
CC: Madhuri Mohan, Planning Director  
Date: May 15, 2025  
Re: Glen at Uptown – Development Agreement

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### **Action Requested:**

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 41 acres of land; generally located at the southeast corner of future Celina Parkway and future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Glen at Uptown – Development Agreement)

### **Background Information:**

The applicant is requesting a Development Agreement on approximately 41 acres of land to develop a detached Single-Family Residential neighborhood, consisting of 50', 60', and 70' wide lots. This development would be an extension of the previously approved G-Bar development directly to the south. The proposed Development Agreement outlines the future annexation and zoning for the property. Please refer to the attached documents for additional information.

### **Legal Review:**

This item has been reviewed by the City Attorney.

### **Supporting Documents:**

1. Location Map
2. Staff Presentation
3. Draft Development Regulations

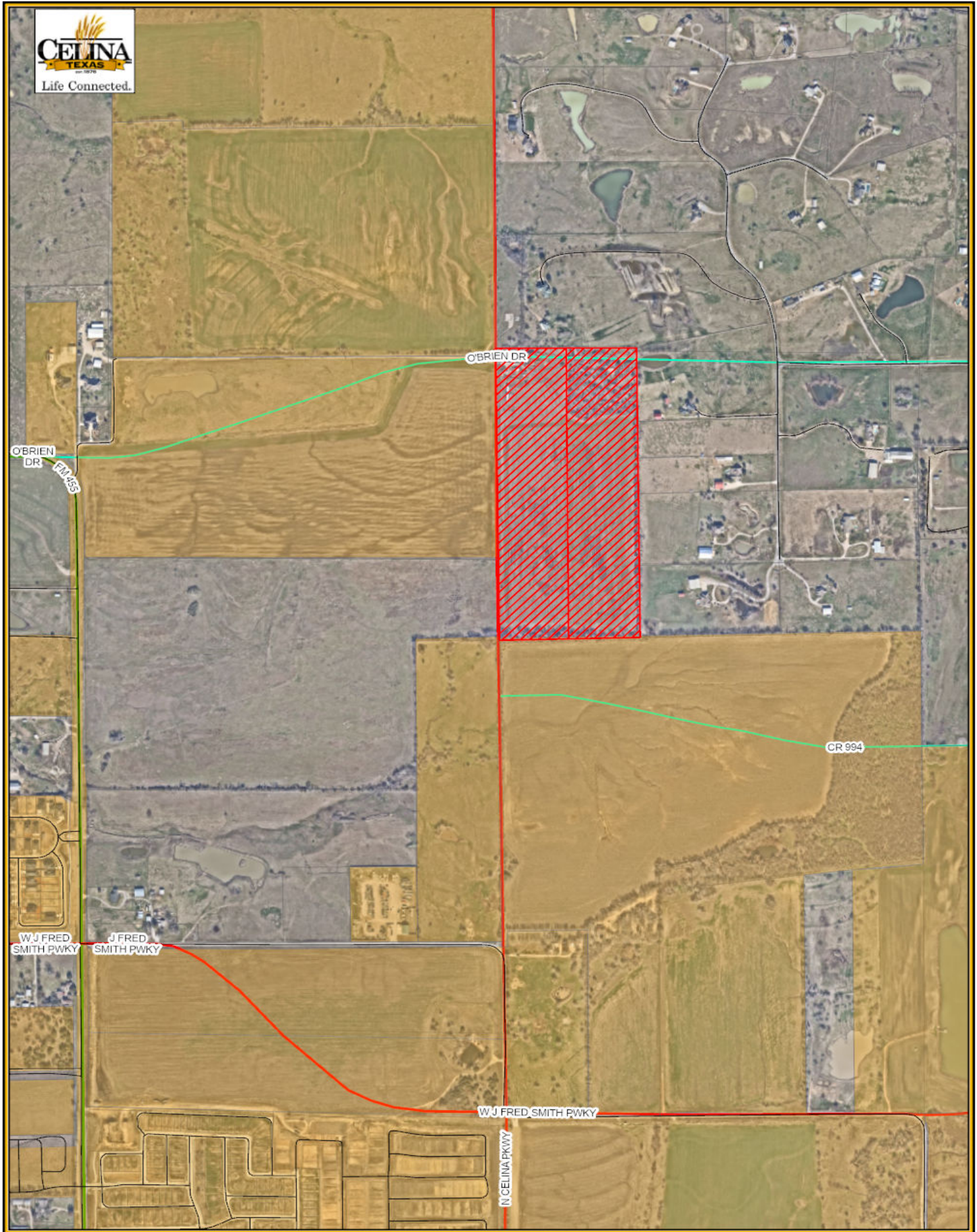
### **Financial Consideration:**

N/A





### **Staff Recommendation:**

Staff recommends approval as presented.



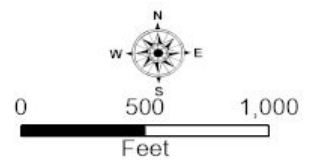


**Legend**

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**25-DA-05 Glen at  
Uptown(GBAR Ph 3) - DA  
Location Map**

4/21/2025



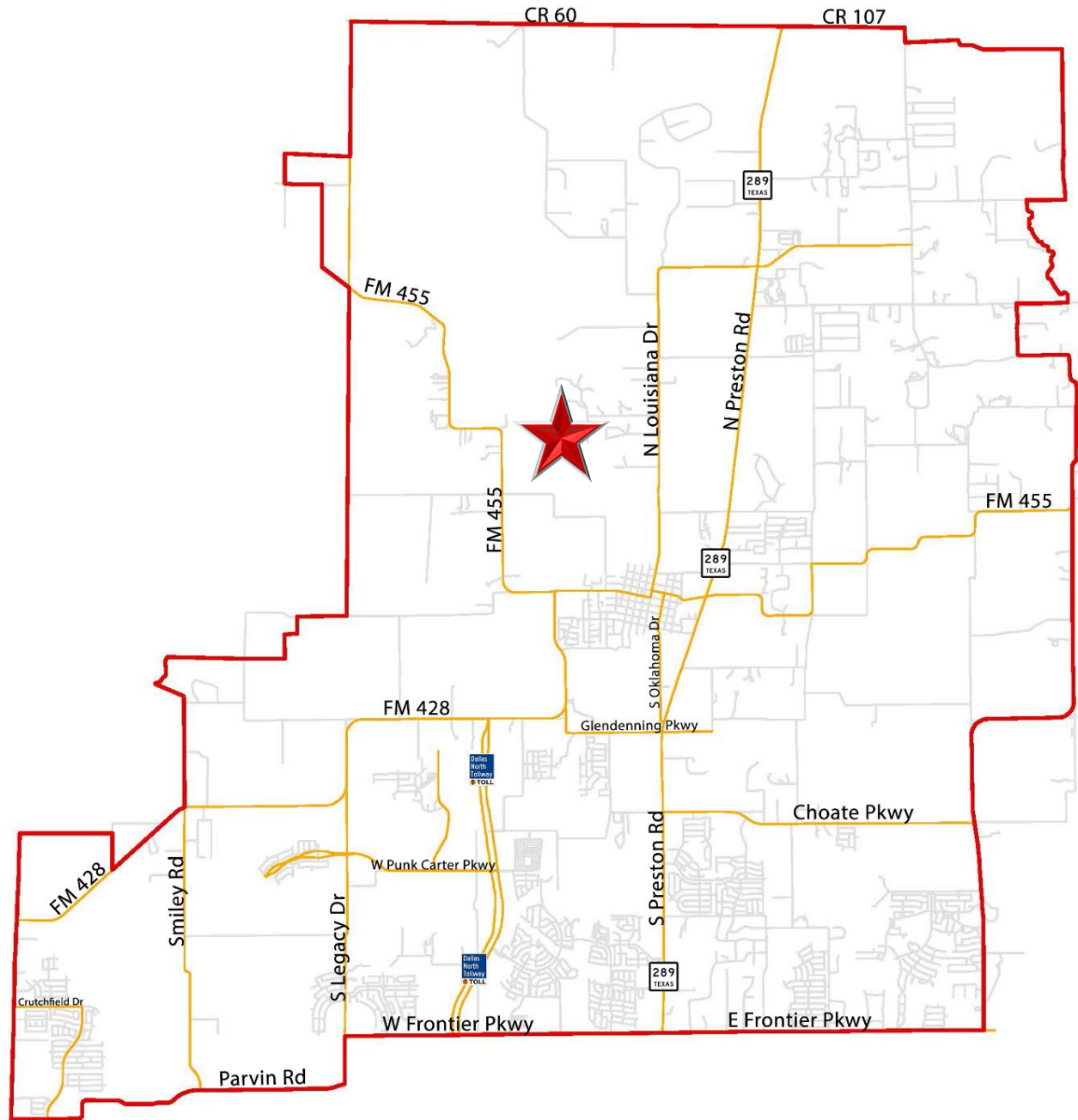
# GLEN AT UPTOWN

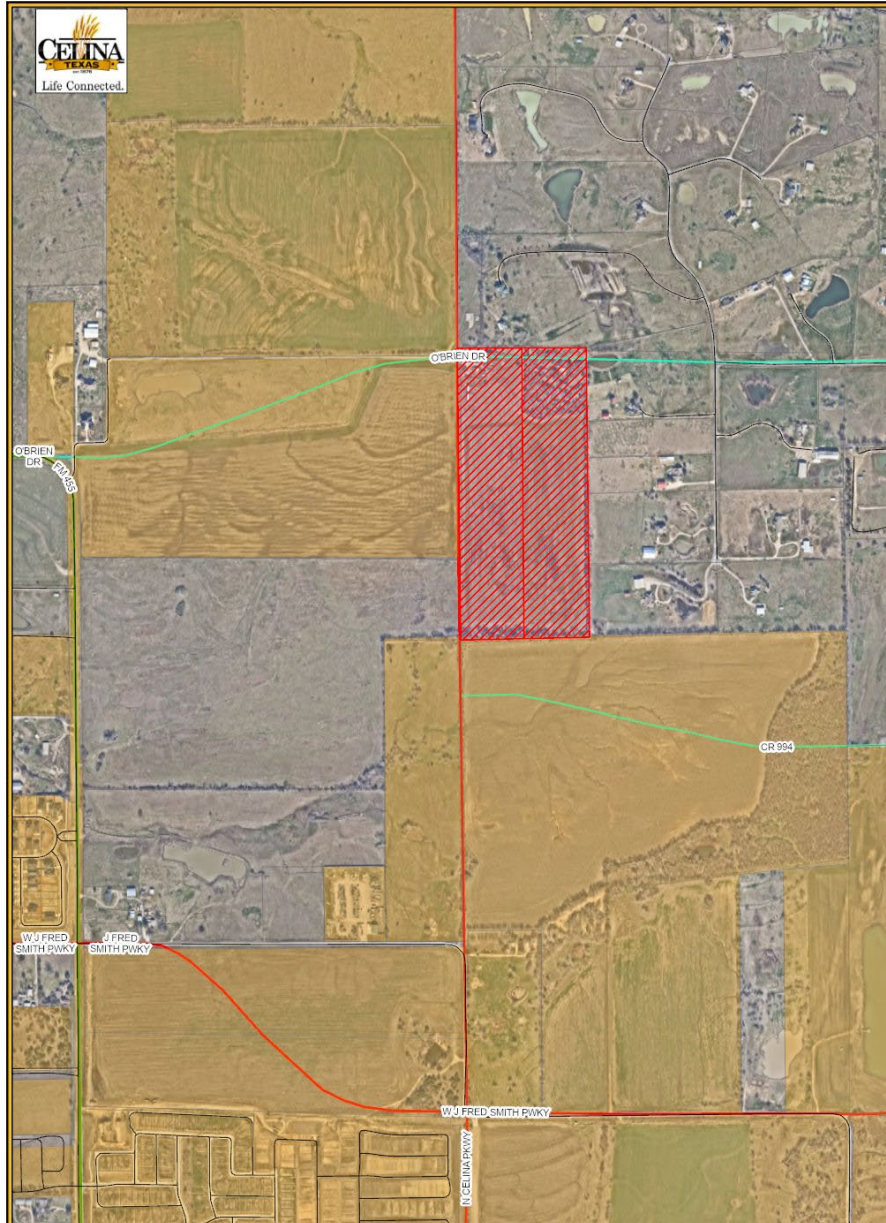
## Development Agreement

Planning & Zoning Commission

May 15, 2025







# LOCATION MAP

The subject property is generally located at the southeast corner of future Celina Parkway and future O'Brien Drive

# BACKGROUND

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- The subject property is approximately 41 acres
- The property is currently within the Extraterritorial Jurisdiction (ETJ) with a pre-annexation agreement that expires in 2036
- The applicant is proposing to develop an extension of a new single-family neighborhood
- The proposed Development Agreement outlines the future annexation and zoning for the property

# CONCEPT PLAN

**SINGLE-FAMILY SUMMARY:**

	<i>LAND USE</i>	<i>UNITS</i>	<i>% OF UNITS</i>
	70' x 130'	+/- 26	21%
	60' x 120'	+/- 46	37%
	50' x 120'	+/- 53	42%
	<b>Total</b>	<b>+/- 125</b>	<b>100%</b>





# OVERVIEW

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- The Development Agreement contemplates an extension of single-family uses with a base of Single-Family Residential Detached District (SF-R)
- The following lot mix is proposed:
  - 50' wide lots (60% max.)
  - 60' wide lots
  - 70' wide lots (10% min.)
  - No alleys proposed
- The project is within the 3.5 density cap of the Zoning Ordinance

# POLICY CONSIDERATIONS

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- The DA will bring an additional 41 acres into the City Limits, allowing City standards to apply instead of County regulations
- A new neighborhood does not conflict with the City's long-range plans
- No multi-family is proposed

# RECOMMENDATION

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- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in June
- Staff recommends approval as presented

## Draft Development Regulations

Development of the subject property shall abide by all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as they exist or may be amended.

The property is zoned a Planned Development (PD) with a base zoning of Single-Family Residential, Detached District (SF-R), with the following modified regulations:

### Concept Plan

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of major thoroughfares and zoning classifications, all of which can be adjusted for pragmatic purposes at time of permitting. Such modifications shall not be unreasonably withheld but are subject to review and approval by the Director of Development Services. Nothing on the Concept Plan precludes the administration of Engineering requirements, such as detention, right-of-way dedication, or any other design regulation.

### Zoning

- The lot mix shall be per the table below:

	Smallest Lot Size	Medium Lot Size	Largest Lot Size
Min. Width	50'	60'	70'
Lot % (Min/Max)	60% Max.	N/A	10% Min.

- Rear entry alley-loaded garages shall not be required, and front-loading garages are allowed.

### Open Space, Trails, and Amenities

- The centralized open space area as generally shown, will serve as the amenity, with a minimum of two of the following elements incorporated (dog park, playground, splash pad, pavilion, improved picnic areas or enhanced gathering areas, or comparable element determined during Plan Review)

### Architecture

- The subject property is an architecturally, historically, and culturally significant tract of land uses that is meaningfully located; thus, all structures shall abide by the City's architectural standards, and as may be amended.