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**PLANNING & ZONING COMMISSION  
AND CAPITAL IMPROVEMENT ADVISORY COMMITTEE  
JOINT MEETING  
PUBLIC WORKS TRAINING ROOM  
10165 CR 106  
THURSDAY, JUNE 19, 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.
  - A. Tree City USA & Growth Award
  - B. Gateway Monumentation Concept Review
  - C. Dealership Discussion
- 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 May 15, 2025, Planning & Zoning Commission meeting.
- IV. **PUBLIC HEARING/ACTION:**
  - A. Conduct a public hearing to consider and act upon a request to rezone approximately 8 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located at the southwest corner of Choate Parkway and Meadow Creek Drive, within the City Limits. (Choate Office Park - PD Zoning)
  - B. Conduct a public hearing to consider and act upon a request to amend the Master Thoroughfare Plan for the realignment of a portion of GA Moore Parkway. (Master Thoroughfare Plan Amendment)
- 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. PUBLIC HEARING/ACTION:**

- A. Conduct a public hearing to consider and act upon a request to approve the methodology and calculations for the Water/Wastewater Impact Fees. (CIAC - Water/Wastewater Impact Fees)

**VIII. ADJOURNMENT**

Public Works Training Room 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 AND  
CAPITAL IMPROVEMENT ADVISORY COMMITTEE  
JOINT MEETING  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
THURSDAY, MAY 15, 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  
Vice Chair Bryan Poche  
Commissioner Alan Upchurch  
Commissioner Jason Laumer  
Commissioner Michael Dawson  
Commissioner Daniel Trigo

**Members Absent:**

Commissioner Ryan Samuelson

**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  
Senior Planner, Sandra Green  
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 April 17, 2025, Planning & Zoning Commission meeting.

Upon a motion by Commissioner Dawson and a second by Commissioner Upchurch, the Commission voted six (6) for and none (0) opposed to approve the minutes of the April 17<sup>th</sup> Planning & Zoning Commission meeting. The motion carried 6-0.

**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).

Victoria Kiker, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

Owner Dennis Dent, 2163 Bledsoe Road, Gunter, Texas 75058, introduced himself and offered to answer any questions.

Commissioner Upchurch and Chair Bain inquired about available parking.

Mr. Dent and Ms. Kiker addressed the commission.

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

The commission discussed the item.

Commissioner Dawson motioned to approve the item as proposed.

Vice Chair Poche seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Commissioner Dawson and second by Vice Chair Poche, the Commission voted six (6) for and none (0) opposed to approve the item. The motion carried 6-0.

- 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)

Bella Lopez, Planning Manager, presented the staff report.

Chair Bain opened the public hearing.

Applicant Kyle Kooda, 3701 Stoneway Drive, Plano, Texas 75025, delivered an applicant presentation.

Vice Chair Poche and Commissioner Laumer inquired about current and future builders.

Mr. Kooda addressed the commission.

No one else 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 Laumer seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Vice Chair Poche and second by Commissioner Laumer, the Commission voted six (6) for and none (0) opposed to approve the item. The motion carried 6-0.

**V. ADJOURNMENT:**

Chair Bain adjourned the meeting at 5:22 p.m.

**VI. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT: The Capital Improvement Advisory Committee Board Member Bain called the meeting to order at 5:23 p.m. and established a quorum.**

**Members Present:**

Shawn Bain  
Bryan Poche  
Alan Upchurch  
Jason Laumer  
Michael Dawson  
Daniel Trigo  
Kyle Leininger

**Members Absent:**

Ryan Samuelson

**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  
Senior Planner, Sandra Green  
Planning Technician, Nikki Anthony

**VII. WORKSESSION:**

A. Capital Improvement Advisory Committee (CIAC) for Water/Wastewater Impact Fee Update. Melissa Brunger, 12770 Merit Drive, Suite 900 Dallas, Texas 75251, consultant with Freese and Nichols, delivered a presentation to the commission.

The commissioners asked about projection numbers being exceeded, the current water source, the cost associated with future improvements, the price of meters compared to one-inch meters, and whether any comparisons have been conducted with other high-growth cities.

Ms. Brunger addressed the commission.

**VIII. ADJOURNMENT:**

Board Member Bain adjourned the meeting at 5:51 p.m.

\_\_\_\_\_  
**Chair**

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

\_\_\_\_\_  
**Date**



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**Planning**  
City of Celina, Texas

## Memorandum

To: **Planning and Zoning Commission**  
From: Haley Yansky, Senior Planner  
CC: Madhuri Mohan, Planning Director  
Date: June 19, 2025  
Re: Choate Office Park - PD Zoning

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### **Action Requested:**

Conduct a public hearing to consider and act upon a request to rezone approximately 8 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located at the southwest corner of Choate Parkway and Meadow Creek Drive, within the City Limits. (Choate Office Park - PD Zoning)

### **Background Information:**

The applicant is requesting to rezone approximately 8 acres, located along Choate Parkway and Wilson Creek, within the City Limits. The property was zoned Agricultural District (AG) in 2019. The proposed rezoning request is for a Planned Development (PD) with a base zoning of Commercial, Office, & Retail District (C), and modified development standards, to allow for retail buildings along Choate Parkway and contractor shops in the rear of the property. Please refer to the attached documents for further information.

### **Legal Review:**

N/A

### **Supporting Documents:**

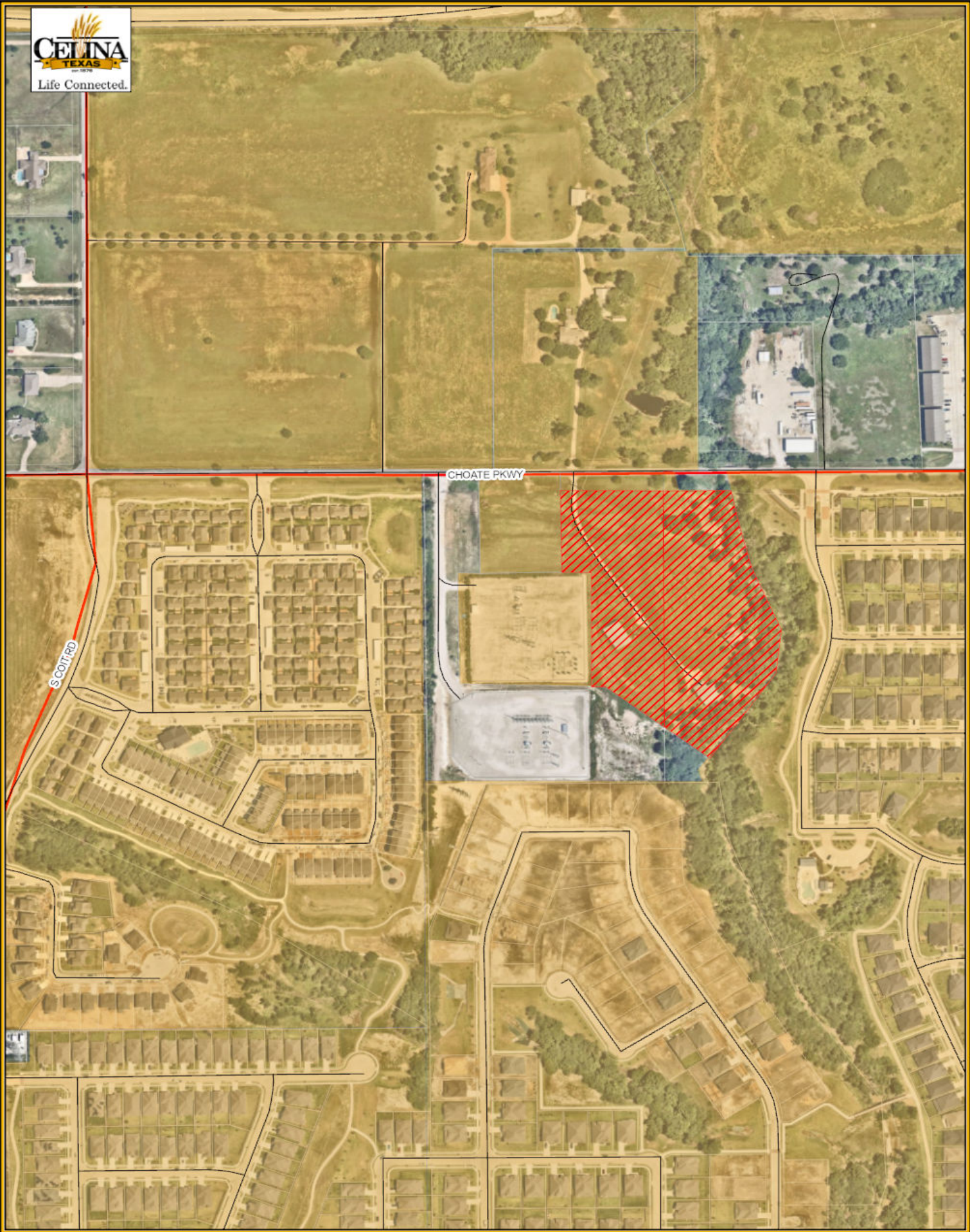
1. Location Map
2. Staff Presentation
3. Draft Development Regulations

### **Financial Consideration:**

N/A

### **Staff Recommendation:**

Staff recommends approval as presented.

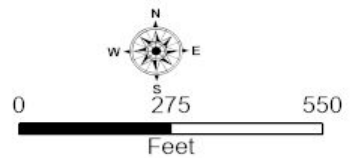


**Legend**

-  Parcels
-  Roads
-  City Limits
-  Subject Property

**25-Z-08 Choate Office Park -  
PD Zoning Location Map  
City of Celina**

5/27/2025



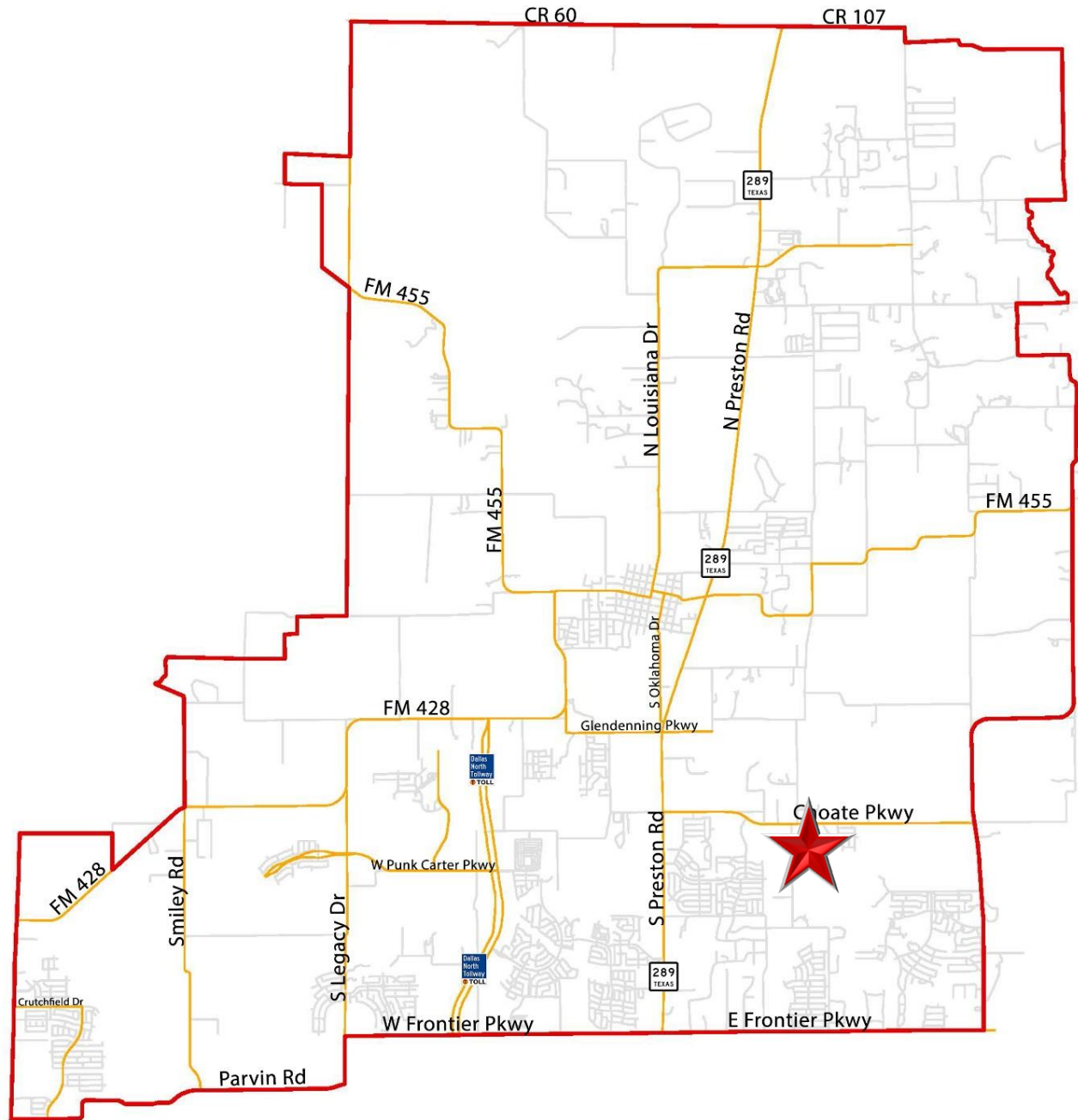
# CHOATE OFFICE PARK

Planned Development

Planning & Zoning Commission

June 19, 2025







# LOCATION MAP



The subject property is generally located at the southwest corner of Choate Parkway and Wilson Creek

# BACKGROUND

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- The subject property is approximately 8 acres
- The property is currently within City Limits and zoned Agricultural District (AG) in 2019
- The applicant is proposing a development with retail buildings along Choate Parkway that includes new contractor shops clad in brick veneer with roll-up doors in the rear of the property
- The proposed zoning is a Planned Development “PD” with a base zoning of Commercial, Office, & Retail District (C) that also allows for contractor shops in the rear of the property

# CONCEPT PLAN

COMMERCIAL/OFFICE PARKING CHART	
	10 OFFICE, RETAIL OR OFFICE-MIXED USE BUILDINGS @ 60' x 100'
	2 RETAIL BUILDING @ 60' x 100'



# OVERVIEW

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- The buildings adjacent to Choate Parkway will develop as traditional retail buildings
- Contractor shops (with no outdoor storage) are envisioned to develop, generally in the rear of the property
- The existing farmhouse may be preserved and used as either a residence or office
- Up to one “Auto Repair, Major” use may be permitted

# EXISTING FARMHOUSE



# ARCHITECTURE

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Generally, there are 3 options with contractor shops:



Solid metal – not recommended



Masonry wainscot – not much better



Full masonry – applicant request

# POLICY CONSIDERATIONS

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- The retail buildings along Choate Parkway make sense
- The proposed contractor shops are visually screened by the retail buildings and set back into the property
- The proposed contractor shops are surrounded by existing substations and Wilson Creek
- The market supports additional contractor shops, which provides square footage for local businesses that do not neatly fit on Preston Road
- The proposed contractor shops are fully clad in brick
- The FLUP supports the rezoning request

# RECOMMENDATION

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- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in July
- 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 Commercial, Office, & Retail District (C) base zoning, with the following modified regulations:

1. The subject property shall generally develop per the attached Concept Plan. Nothing on the Concept Plan precludes the administration of Engineering requirements, such as detention, right-of-way dedication, or any other design regulation.
2. The buildings not adjacent to Choate Parkway, per the Concept Plan, may have the additional allowed use of Contractor Shops, which allows a combination of office, flex, and warehouses. Up to one "Auto Repair, Major" use may be allowed by right.
3. No perimeter tree planting is required except for perimeter landscaping and sidewalk along Choate Parkway.
4. Outdoor storage is not permitted.
5. If the development wants to preserve the existing farmhouse, it may be used as residential or office.
6. The building exteriors shall be fully clad in Category A masonry material. The Contractor Shop buildings may have roll-up doors.
7. No contractor shop building shall receive a Certificate of Occupancy until the retail buildings along Choate receive a Certificate of Occupancy.



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**Engineering**  
City of Celina, Texas

## Memorandum

To: **Planning and Zoning Commission**  
From: Haley Yansky, Senior Planner  
CC: Madhuri Mohan, Planning Director  
Date: June 19, 2025  
Re: Master Thoroughfare Plan Amendment

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### **Action Requested:**

Conduct a public hearing to consider and act upon a request to amend the Master Thoroughfare Plan for the realignment of a portion of GA Moore Parkway. (Master Thoroughfare Plan Amendment)

### **Background Information:**

The City Council approved an ordinance amending the Master Thoroughfare Plan (MTP) and map on January 14, 2025. The proposed amendment to the MTP is to realign a portion of GA Moore Parkway to match the Texas Department of Transportation (TXDOT) feasibility study's chosen realignment of FM 455 (Walnut) from out of downtown.

### **Legal Review:**

This item has been reviewed by the City Attorney.

### **Supporting Documents:**

1. Staff Presentation

### **Financial Consideration:**

N/A

### **Staff Recommendation:**

Staff recommends approval as presented.

# MASTER THOROUGHFARE PLAN (MTP) UPDATE 2025

June 19, 2025

Andy Glasgow, P.E., PMP, CFM  
Director of Engineering

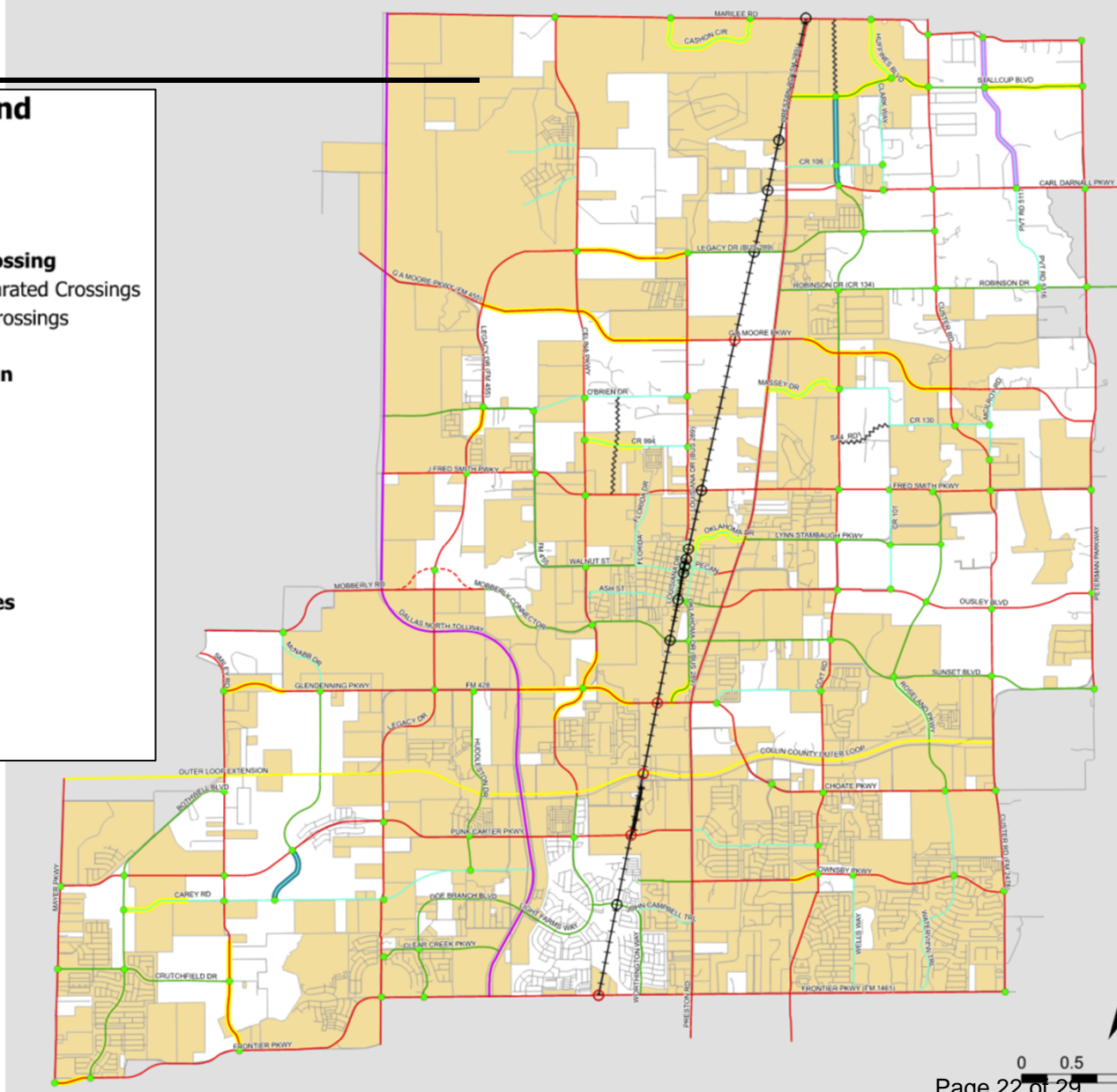


# PROPOSED UPDATE

- Match TxDOT FM 455 alignment for GA Moore Parkway

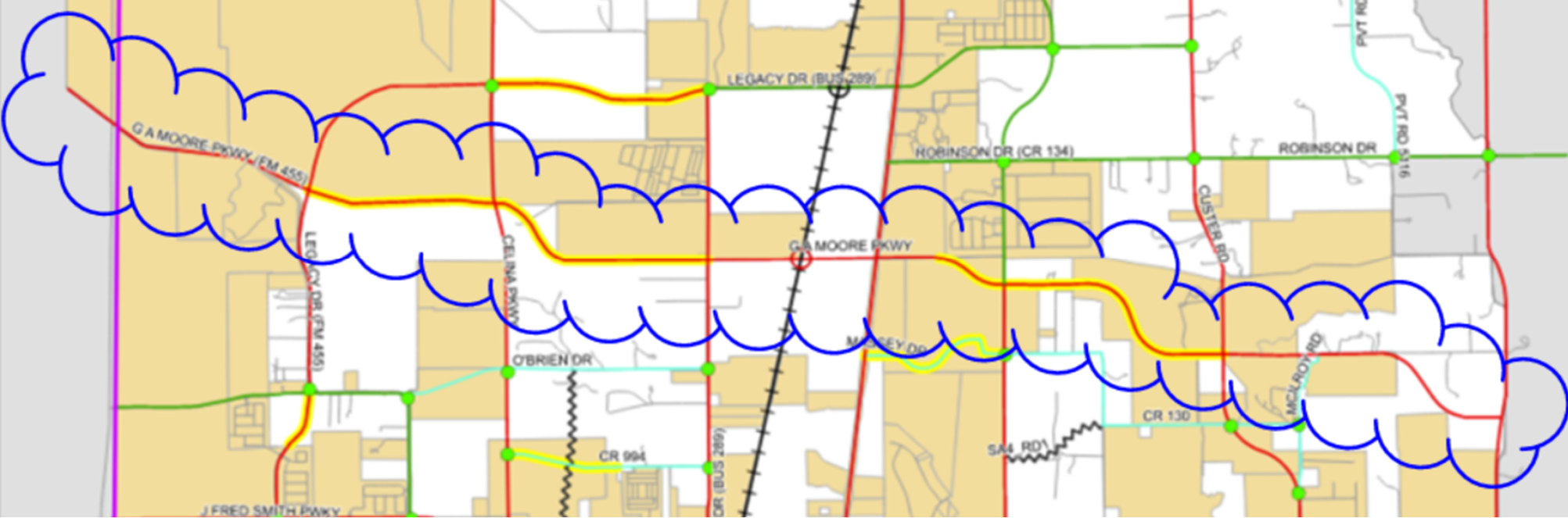
**Legend**

- Roads
- Railroad
- City Limits
- ETJ
- Thoroughfare Crossing**
  - RR Grade Separated Crossings
  - RR At Grade Crossings
  - Roundabout
- Thoroughfare Plan**
  - 2LC
  - 4/6LD
  - 4LD
  - 6LD
  - 6LD-Alternate
  - Freeway
  - Outer Loop
- 2024 MTP Updates**
  - Realignment
  - Removal
  - Upgrade
  - Downgrade
  - Addition

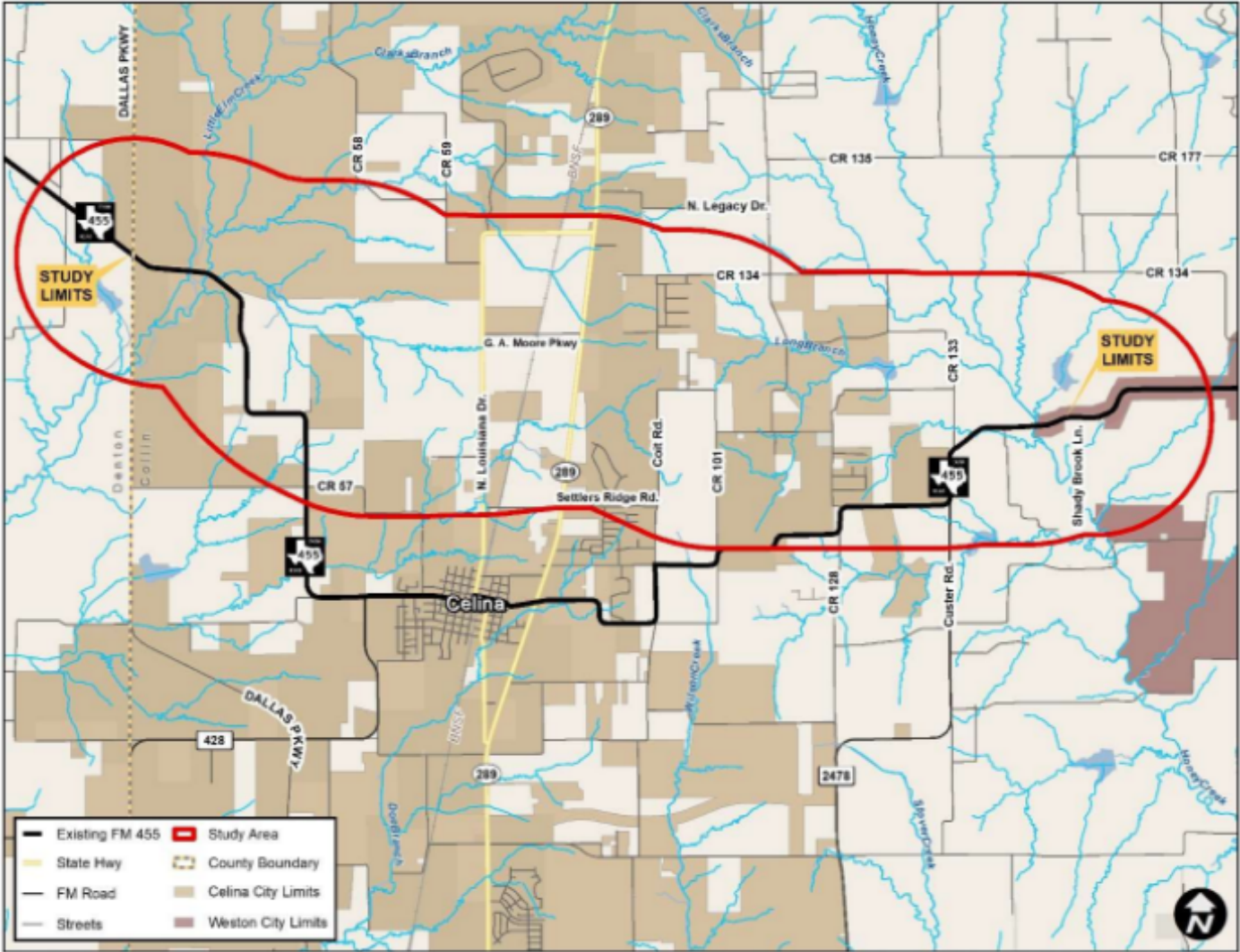


# GA MOORE PARKWAY

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# TXDOT FM 455 FEASIBILITY STUDY



# FM 455 RECOMMENDED ALIGNMENT



Figure 12. Final Recommended Alternative

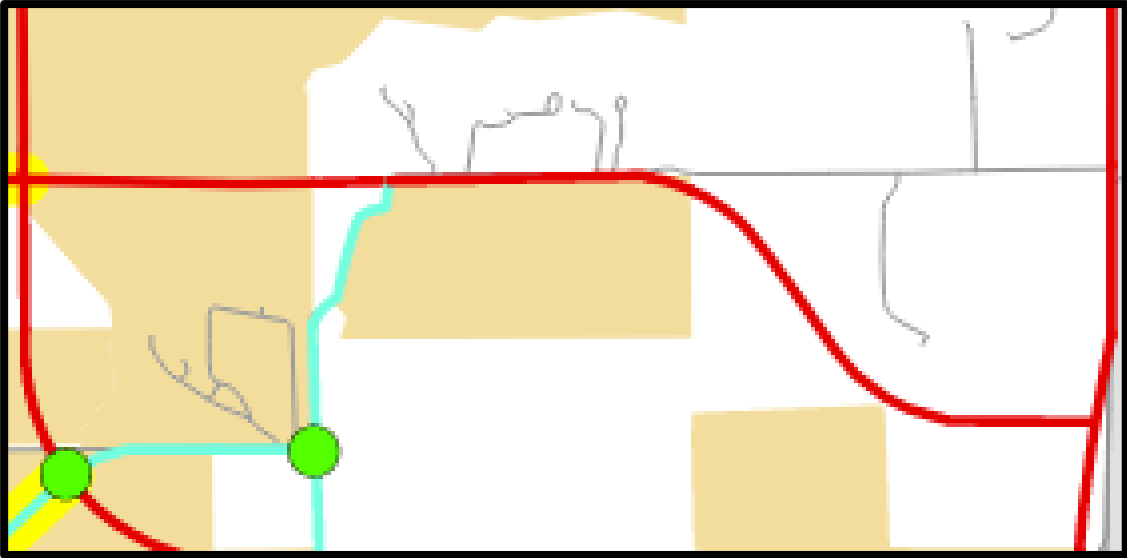
# GA MOORE PARKWAY CHANGE

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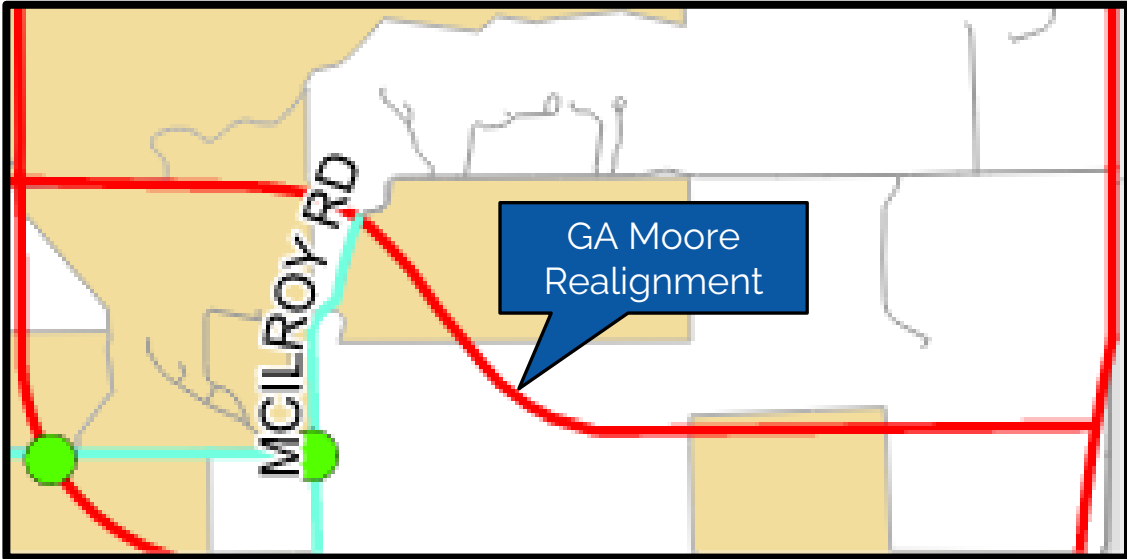


# GA MOORE PARKWAY CHANGE

*Current*



*Proposed*



QUESTIONS?



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**Planning**  
City of Celina, Texas

**Memorandum**

To: **Planning and Zoning Commission**  
From: Haley Yansky, Senior Planner  
CC: Madhuri Mohan, Planning Director  
Date: June 19, 2025  
Re: CIAC - Water/Wastewater Impact Fees

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**Action Requested:**

Conduct a public hearing to consider and act upon a request to approve the methodology and calculations for the Water/Wastewater Impact Fees. (CIAC - Water/Wastewater Impact Fees)

**Background Information:**

The Planning & Zoning Commission acts as the Capital Improvement Advisory Committee (CIAC) to assess updates to water/wastewater impact fees. The Engineering Department and the consultants presented an introduction to these fees at the May Joint Planning & Zoning Commission and CIAC meeting. The request this evening is to approve the methodology and calculations for the Water/Wastewater Impact Fees.

**Legal Review:**

N/A

**Supporting Documents:**

None

**Financial Consideration:**

N/A

**Staff Recommendation:**

Staff recommends approval as presented.