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**PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, MARCH 20, 2025
5:00 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Vice Chair Poche 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:

Vice Chair Bryan Poche
Commissioner Daniel Trigo
Commissioner Michael Dawson
Commissioner Ryan Samuelson
Commissioner Alan Upchurch

Members Absent:

Chair Shawn Bain
Commissioner Jason Laumer

Staff Present:

Executive Director of Development
Services, Dusty McAfee
Planning Manager, Bella Lopez
Senior Planner, Victoria Kiker
Senior Planner, Haley Yansky

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 and Zoning Commission.

A. Minutes Approval:

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

Upon a motion by Commissioner Dawson and a second by Commissioner Samuelson, the Commission voted four (4) for and none (0) opposed to approve the minutes of the February 20th Planning & Zoning Commission meeting. Commissioner Upchurch abstained, as he was not present at the previous meeting. The motion carried 4-0.

IV. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon a request to zone approximately 32 acres to Agricultural District (AG) zoning; generally located at the southwest corner of Oklahoma Drive and Ash Street, within the City Limits & Extraterritorial Jurisdiction (ETJ). (Martinek Tract – Zoning)

Haley Yansky, Senior Planner, presented the staff report.

Vice Chair Poche 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.

Upon a motion by Commissioner Dawson and a second by Commissioner Trigo, 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)

Victoria Kiker, Senior Planner, stated that the applicant requested to table the item.

Vice Chair Poche opened the public hearing.

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

Commissioner Dawson motioned to table the item as proposed.

Commissioner Upchurch seconded the motion.

All were in favor, and the motion was tabled.

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

- C. 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 the Downtown Code. (Downtown Code – Text Amendment)

Dusty McAfee, Executive Director, presented the staff report.

Vice Chair Poche opened the public hearing.

No one 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 Samuelson seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Commissioner Upchurch 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.

V. ADJOURNMENT:

Vice Chair Poche adjourned the meeting at 5:26 p.m.



Chair

Halley Gansky
Staff Liaison

April 17, 2025
Date