



Life Connected.

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

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Commissioner Laumer 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:

Commissioner Daniel Trigo
Commissioner Jason Laumer
Commissioner Michael Dawson
Commissioner Ryan Samuelson

Members Absent:

Chair Shawn Bain
Vice Chair Bryan Poche
Commissioner Alan Upchurch

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

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.

A. Gateway Monumentation Visioning - Consultants Presentation

Madhuri Mohan, Planning Director, introduced the Consultant.

Applicant Ben Rankin, 2500 Pacific Avenue, Suite 100, Dallas, Texas 75226, with Kimley-Horn, presented the Consultant.

The Commission asked questions about various sign design options.

Commissioner Samuelson noted Option 2 (Sculptural Wheat) reminded him of a sign in Aubrey, Texas showing a hollyhock design.

Commissioner Dawson asked the Commission's thoughts on Option 3 (Celina Silo). Commissioner Laumer noted that there is already a silo acting as signage at the corner of Preston Road and Ownsby Parkway and noted the fine line between creative design and literal interpretation. Mr. Rankin noted that the silo could become more cylindrical if desired. Commissioner Dawson noted that he could visualize people visiting this sign. Commissioner Laumer expressed a preference for a design that more closely resembles a silo.

Commissioner Dawson inquired about incorporating the year '1876' into Option 4 (See Through Celina), to which Mr. Rankin confirmed that it could be incorporated into any of the options. Commissioner Trigo noted he liked the star element and the options featuring the text 'Celina'. He particularly liked Option 4, noting that the lettering stood out as distinct and not too 'on brand,' differentiating it from existing City branding. The Commission discussed the inclusion of the star, acknowledging that while it is a common motif in Texas, it is not necessarily specific to Celina.

Commissioner Laumer noted he liked Option 6 (Hillside Letters), suggesting it would work well with large scale landscaping, such as the grassy area in front of Carter Ranch on Preston Road. Commissioner Trigo agreed, envisioning it as a popular photo spot. Commissioner Samuelson recommended increasing the sign's size for better legibility.

Commissioner Laumer expressed his appreciation for the main sign in the town of Prosper, particularly its signature green light. He noted Celina might not be able to use a 'wheat gold' color, as it resembles natural light. Mr. Rankin emphasized that lighting could play a key role in the design of these signs.

Commissioner Laumer raised a concern about the potential maintenance issues with Option 1 (Scaffold Sign) if people were to climb on it, to which Mr. Rankin assured him that design elements discourage this. Commissioner Laumer said that he liked this option.

Commissioner Samuelson suggested incorporating sunsets into the designs, which Mr. Rankin proposed could be achieved by aligning signs like Option 3 or 4 along an east/west axis. Commissioner Dawson and Trigo preferred Option 1 without the 'Life Connected.' text.

Commissioner Laumer appreciated the wheat element in many options but warned that replicating the City's intricate logo at a large scale could be challenging. Mr. Rankin assured that a mix of materials could better achieve the desired look.

Commissioner Trigo asked if all monuments would be the same, to which Mr. Rankin confirmed that while the goal was brand consistency, primary and secondary versions could be used. Commissioner Samuelson liked the idea of having different options across the City. Commissioner Laumer emphasized that cities sometimes overemphasize the "Texas historic" theme and appreciated the uniqueness of Downtown Celina. Commissioner Laumer also liked Option 7 (Simple and Elegant) and the idea of incorporating relief and cut-outs. Mr. Rankin suggested including monumentation in City parks, which the Commission supported. Commissioner Dawson proposed engaging local artists to contribute to the sign design and reaffirmed the idea of placing signs in parks.

B. P&Z Commissioners Training - Part 2

Ms. Mohan presented the P&Z Commissioners Training - Part 2.

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 January 16, 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 January 16th, Planning & Zoning Commission meeting. The motion carried 4-0.

IV. **PUBLIC HEARING/ACTION:**

A. Conduct a public hearing to consider and act upon a request to rezone approximately 41 acres to Commercial, Office, & Retail District (C) zoning; generally located north and south of future Doe Branch Boulevard and approximately 2,725 feet west of Dallas North Tollway, within the City Limits. (McKenzie Tract – Rezoning)

Haley Yansky, Senior Planner, presented the staff report.
Commissioner Laumer opened the public hearing.
Applicant Karla McKenzie, 13326 Private Road 5155, Prosper, Texas 75078, introduced herself and explained there were no immediate plans to develop the property.
Commissioner Laumer asked Mrs. McKenzie how long she had owned the property.
Mrs. McKenzie responded that she had owned it for 30 years.
No one else came forward to speak, and the public hearing was closed.
The commissioners discussed the item.
Commissioner Samuelson 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 Samuelson and a second by Commissioner Dawson, the Commission voted four (4) for and none (0) opposed to approve the item. The motion carried 4-0.

- B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 8 acres of land; generally located 1,000 feet north of future O'Brien Drive and west of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Yellow Door Storage - Development Agreement)

Bella Lopez, Planning Manager, presented the staff report.
Applicant Alex Payne, 212 Elm Street, Denton, Texas 76201, delivered a presentation to the commission and stated that he was available to answer any questions.
Commissioner Laumer opened the public hearing.
No one came forward to speak, and the public hearing was closed.
The commission discussed the item.
Commissioner Trigo 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 Trigo and a second by Commissioner Samuelson, the Commission voted four (4) for and none (0) opposed to approve the item. The motion carried 4-0.

- 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)

Ms. Lopez, Planning Manager, presented the staff report.
Applicant Kevin Harrell, 8214 Westchester Drive, Suite 9000, Dallas, Texas 75225, delivered an applicant presentation.
Commissioner Samuelson asked the applicant to explain the coordination with Preston Hills Circle residents. Mr. Harrell outlined that Skorburg Companies met with residents on November 7, 2024, addressing concerns about privacy and drainage. As a result, they revised the fence design to a more private board-on-board with cap style and adjusted lot layouts, proposing a 40' rear setback, and larger lots on the perimeter.
Commissioner Laumer opened the public hearing.
Resident Ron Little, 3162 Preston Hills Circle, Celina, Texas, expressed concerns about the rear setbacks, claiming it was only 30' per previous communication. He also emphasized privacy and drainage issues. Mr. Little argued that the proposed development's smaller lots would devalue his and his neighbors' properties. He suggested larger perimeter lots (50% of adjacent estate lots) as a solution and criticized Skorburg's lack of communication.
Resident Dan Dodot, 3005 Twin Lakes Drive, Celina, Texas 75058, raised concerns about drainage and the potential impact of the development on Frontier Parkway's congestion. He also inquired about the Traffic Impact Analysis (TIA) and pedestrian connectivity.

Ryan Nelson, 3317 Preston Hills Circle, Prosper, Texas 75058, noted a disparity in lot size and the potential reduction in property values. He proposed larger lots to ensure compatibility with the surrounding estate homes.

Mr. Harrell addressed the commission and clarified the rear setbacks as 30' and addressed concerns about traffic and drainage. He provided drainage exhibits, assuring that the development would improve the current situation. He also addressed concerns about property values, stating that smaller lot sizes don't necessarily affect value and assured the commission that additional trees would be planted to buffer the perimeter.

Commissioner Laumer assured the audience that the City's Engineering Department is highly knowledgeable and will ensure full compliance with City standards.

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

The commissioners discussed the item and asked staff about "transition zones" between larger lots and smaller lots and if the exterior lots are proposed to be 2-stories.

Ms. Mohan and Mr. Harrell addressed the commission.

Commissioner Dawson acknowledged residents' concerns but pointed out that the development doesn't violate city requirements or policy, and rejecting it could lead to higher-density development.

Commissioner Laumer agreed with Commissioner Dawson and stated that this property is in the ETJ and noted that it could become a school or a church. He also expressed his support for larger lots on the perimeter.

Commissioner Trigo motioned to approve with the additional requirement that the proposed perimeter lots have additional trees to act as a buffer.

Commissioner Dawson seconded the conditional motion to approve.

Commissioner Laumer and Commissioner Samuelson voted against the motion. Commissioner Laumer emphasized the lack of sufficient transition between lot sizes and Commissioner Samuelson expressed discomfort with the confusion over the rear setbacks.

The motion failed to give a recommendation.

- D. Consider and act upon a request to provide written comments to the City Secretary for the Roadway Impact Fee update. (CIAC)

Applicant Pete Kelly, 801 Cherry Street, Suite 1300, Fort Worth, Texas 76102, delivered the presentation. Commissioner Laumer opened for commentary and discussion.

The Commission discussed the item.

The Commission unanimously agreed to recommend Option 3 as the base impact fee structure for the City moving forward. It was also agreed that no discount should be applied to the maximum rate for single-family build-to-rent or multifamily developments.

Three of the four members present recommended an automatic 50% discount for commercial/retail developments within the impact fee charts and ordinance. The reasoning was to streamline the process, reduce administrative workload, eliminate political considerations in case-by-case decisions, and encourage small business growth. The remaining member expressed a preference for commercial/retail impact fee discounts be determined on a case-by-case basis.

V. ADJOURNMENT:

Chair

Staff Liaison

Date