



Life Connected.

**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

Haley Yansky

Staff Liaison

5/15/2025

Date