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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 17th 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

Haley Yansky

Staff Liaison

06/19/2025

Date