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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.

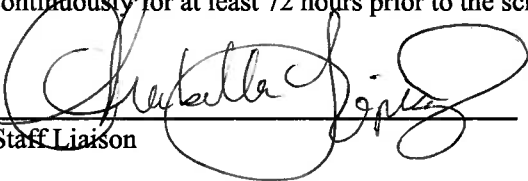
VII. PUBLIC HEARING/ACTION:

- 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: June 12, 2025 at 5:24PM and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."


Staff Liaison