



Life Connected.

**PLANNING & ZONING COMMISSION AND
CAPITAL IMPROVEMENT ADVISORY COMMITTEE
JOINT MEETING
CELINA PUBLIC WORKS
10165 CR 106
THURSDAY, JUNE 19, 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 Ryan Samuelson
Commissioner Daniel Trigo

Members Absent:

Commissioner Michael Dawson

Staff Present:

Executive Director of Development Services, Dusty McAfee
Planning Director, Madhuri Mohan
Long Range Planning Manager, Melissa Kleineck
Senior Planner, Victoria Kiker Simpson
Senior Planner, Haley Yansky
Senior Planner, Sandra Green

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. Tree City USA & Growth Award

Melissa Kleineck, Long Range Planning Manager, presented the Tree City USA & Growth Award.

B. Gateway Monumentation Concept Review

Ms. Kleineck, Long Range Planning Manager, introduced the project and the consultant. Consultant Ben Rankin, 2500 Pacific Avenue, Suite 100, Dallas, Texas, with Kimley-Horn, presented several design concepts, including 'Sculptural Wheat', 'Wheat & Rail', 'Hillside Letters', and 'Simple and Elegant'. The Commissioners shared design feedback.

C. Dealership Discussion

Dusty McAfee, Executive Director of Development Services, led a discussion on auto dealerships. He noted that new auto sales are currently limited to Industrial zones. Commissioner Laumer inquired as to whether City Council has considered amending the definition of 'High-Rise Zone' within the Dallas North Tollway Overlay. Mr. McAfee noted this wasn't a discussion on specific locations, but more of a land use discussion in general.

Commissioner Poche noted other cities in the Dallas-Fort Worth Metroplex have dealerships along the Dallas North Tollway and regional highways, and that it makes sense they are located there.

The Commissioners discussed amongst themselves how auto dealerships generate little sales tax revenue and agreed City Council would need to consider that when they have this discussion at the regular July City Council meeting.

The Commissioners also agreed sales tax generation was not the only variable to consider, noting it would be beneficial to the residents of Celina to have the option to shop for a car where they live.

Commissioner Upchurch and Chair Bain supported the potential for dealerships in suburban zones along the DNT and along the Outer Loop generally, provided design standards are upheld. Mr. McAfee reiterated City design standards are already high.

Commissioner Laumer suggested locating dealerships mid-block rather than at hard corners or intersections.

Commissioner Samuelson warned against overuse of waivers and stressed compliance with design standards.

Mr. McAfee noted that any dealership would require a Planned Development or Specific Use Permit with a concept plan, rendered elevations, and that the actual design of the building and site would need to closely follow these exhibits.

Mr. McAfee summarized the feedback, before closing the discussion, per the following:

1. No dealerships in the Dallas North Tollway Overlay High-Rise Zone or Regional Mixed Use 1 area on the Future Land Use Map.
2. The Dallas North Tollway Overlay Suburban Zone and Outer Loop could be reasonable locations, depending.
3. Design standards need to be high.
4. No hard corners; should be located mid-block.

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 May 15, 2025, Planning & Zoning Commission meeting.

Upon a motion by Commissioner Upchurch and a second by Commissioner Laumer, the Commission voted six (6) for and none (0) opposed to approve the minutes of the May 15th 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 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)

Victoria Kiker Simpson, Senior Planner, presented the staff report.

Commissioner Upchurch inquired about project timing and if there would be outdoor storage.

Ms. Simpson addressed the commission to confirm outdoor storage is not permitted.

Applicant Hector Leon, 2903 Dallas Parkway #400, Plano, Texas 45093, noted strong demand for contractor shops; retail is planned for a future phase.

Commissioner Trigo inquired about Major Auto Repair and what that use entailed.

Mr. McAfee clarified the use includes limited body shops with restrictions on outdoor storage.

Chair Bain opened the public hearing at 6:10 p.m.

Applicant Jon Kendall, 3736 Greenbrier Drive, Frisco, Texas 75033, discussed concept flexibility, parking, and intent to build brick-clad, high-quality flex spaces.

No one else came forward to speak, and the public hearing was closed at 6:16 p.m.

The commission 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 a second by Commissioner Laumer, the Commission voted five (5) for and one (1) opposed to approve the item, with the condition to remove the timing restriction requiring the retail and buildings to be constructed prior to the contractor shops. Commissioner Samuelson dissented. The motion carried 5-1.

- 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)

Andy Glasgow, Director of Engineering, presented the proposal to realign GA Moore Parkway as part of TxDOT’s FM 455 improvements.

Chair Bain opened the public hearing at 6:22 p.m.

No one came forward to speak, and the public hearing was closed at 6:22 p.m.

The commissioners discussed the item.

Commissioner Samuelson 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 Samuelson and a second by Commissioner Trigo, 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 6:43 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 6:43 p.m. and established a quorum.

Members Present:

Shawn Bain
Bryan Poche
Alan Upchurch
Jason Laumer
Ryan Samuelson
Daniel Trigo
Kyle Leininger

Members Absent:

Michael Dawson

Staff Present:

Executive Director of Development Services, Dusty McAfee
Planning Director, Madhuri Mohan
Senior Planner, Victoria Kiker Simpson
Senior Planner, Haley Yansky
Senior Planner, Sandra Green

VII. **WORKSESSION:**

- A. Consider and act upon a request to approve the methodology and calculations for the Water/Wastewater Impact Fees (CIAC – Water/Wastewater Impact Fees)

Consultant Melissa Brunger, 12770 Merit Drive, Suite 900 Dallas, Texas 75251, with Freese and Nichols, delivered a presentation to the Board.

The Board discussed the item.

Board Member Poche made a motion to approve the item as proposed.

Board Member Samuelson seconded the motion.

Upon a motion by Board Member Poche and a second by Board Member Samuelson, the CIAC voted seven (7) for and none (0) opposed to approve the item. The motion carried 7-0.

VIII. ADJOURNMENT:

Board Member Bain adjourned the meeting at 7:06 p.m.



Chair

Haley Yansky
Staff Liaison

7/21/2025
Date