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**PLANNING & ZONING COMMISSION REGULAR MEETING  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
THURSDAY, AUGUST 21, 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 Poché  
Commissioner Alan Upchurch  
Commissioner Michael Dawson  
Commissioner Jason Laumer  
Commissioner Daniel Trigo  
Commissioner Ryan Samuelson

**Staff Present:**

Executive Director of Development Services, Dusty McAfee  
Assistant Director of Development Services, Madhuri Mohan  
Principal Planner, Victoria Kiker Simpson  
Senior Planner, Sandra Green

**II. OPEN FORUM:**

The Planning & Zoning Commission held an Open Forum for information only. Members of the public who wished to speak were asked to sign one of the "Speaker Cards" and present it to the Staff prior to the beginning of the Planning & Zoning Commission meeting. Speakers were limited to three (3) minutes. The P&Z took no action. No charges and/or complaints were heard against any elected official or employee of the city that were prohibited by law.

Anyone wishing to provide the Planning & Zoning Commission with copies or handouts regarding their item of interest was asked to provide seven (7) copies and present them to the Staff for distribution to the Planning & Zoning Commission.

**III. 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. Reconvene to the Council Chambers.**

A. Annual CIP Presentation

Andy Glasgow, Director of Engineering, led a discussion regarding Annual CIP projects.

**IV. 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 July 17, 2025, Planning & Zoning Commission meeting.

Upon a motion by Commissioner Dawson and a second by Commissioner Samuelson, the Commission voted seven (7) for and none (0) opposed to approve the minutes of the July 17th Planning & Zoning Commission meeting. The motion carried 7-0.

**V. PUBLIC HEARING/ACTION:**

- A.** Conduct a public hearing to consider and act upon a request to zone approximately 91 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning, and modified development standards; generally located east and west of future Doe Branch Boulevard and 600 feet north of Clear Creek Parkway, within both the Extraterritorial Jurisdiction (ETJ) and City Limits. (Creekbend (Legacy Branch) – PD Zoning)

Sandra Green, Senior Planner, presented the staff report.

Chair Bain opened the public hearing at 5:33 p.m.

No one came forward to speak, and the public hearing was closed at 5:33 p.m.

The Commission discussed the item.

Commissioner Dawson motioned to approve the item as proposed.

Commissioner Upchurch seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Commissioner Dawson and a second by Commissioner Upchurch, the Commission voted seven (7) for and none (0) opposed to approve the item. The motion carried 7-0.

- B.** Conduct a public hearing to consider and act upon a request to zone approximately 41 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning, and modified development standards; generally located at the southeast corner of future Celina Parkway and future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Glen at Uptown – PD Zoning)

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

Chair Bain opened the public hearing at 5:37 p.m.

No one came forward to speak, and the public hearing was closed at 5:37 p.m.

The Commission discussed the item.

Vice Chair Poché motioned to approve the item as proposed.

Chair Bain seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Vice Chair Poché and a second by Chair Bain, the Commission voted seven (7) for and none (0) opposed to approve the item. The motion carried 7-0.

- C.** Conduct a public hearing to consider and act upon a request for a Major Modification to the design standards in the Downtown Code, in order to allow for the development of a law office; generally located at the northeast corner of Oak Street and Texas Drive, within the Downtown Code, Gateway East District. (310 S Texas - Major Modification)

Mrs. Kiker Simpson, Principal Planner, presented the staff report.

Chair Bain opened the public hearing at 5:37 p.m.

Resident Carolyn Richardson, 413 E. Oak Street, Celina, Texas 75009, stated her opposition to law offices in the residential neighborhood, noting she would prefer another house.

Resident Keith Kruger, 306 S. Texas Drive, Celina, Texas 75009, asked about the overall plan for the area and whether the law office would set a precedent for additional commercial development.

Heather Shankle, City Attorney, explained that questions from the public would be addressed by staff rather than through a back-and-forth discussion.

Mr. Kruger stated that a commercial structure in the middle of a residential area would be detrimental to the community.

Owner Mark Martin, 2220 San Jacinto #330, Denton, Texas 76205, made himself available for questions. Commissioner Upchurch stated that office use in this area is permitted, and the question tonight concerns the building size on this lot.

Mrs. Kiker Simpson confirmed and that the use is allowed in the Gateway East District.

Commissioner Laumer requested a downtown district map.

Mrs. Kiker Simpson displayed the Downtown Code map, which showed each district and the permitted uses within each.

Dusty McAfee, Executive Director of Development Services, explained the differences between Gateway East, where the proposed law office is permitted, and the neighboring Preston Streams, which is primarily residential with limited commercial allowed via SUP. He noted Texas Drive as the dividing line and provided historical context on property entitlements.

Commissioner Upchurch asked if a residential use is conforming in this area.

Mr. McAfee confirmed that both residential and law office uses are conforming.

Commissioner Dawson clarified that the discussion is limited to the Major Modification regarding building dimensions and not land use.

Mr. McAfee noted that the Commissioner's action would be to approve slightly narrower and less deep building dimensions than specified in the Downtown Code.

No one else came forward to speak, and the public hearing was closed at 5:55 p.m.

The Commission discussed the item.

Commissioner Dawson motioned to approve the item as proposed.

Commissioner Laumer seconded the motion.

All were in favor, and the motion was approved.

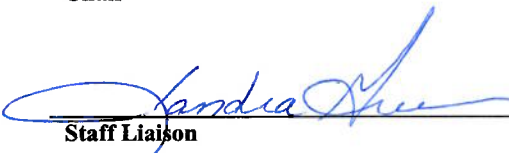
Upon a motion by Commissioner Dawson and a second by Commissioner Laumer, the Commission voted seven (7) for and none (0) opposed to approve the item. The motion carried 7-0.

VI. ADJOURNMENT:

Chair Bain adjourned the meeting at 5:55 p.m.



Chair

  
Staff Liaison

8-21-25

Date