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PLANNING & ZONING COMMISSION

CELINA COUNCIL CHAMBERS

112 N. COLORADO ST.

THURSDAY, SEPTEMBER 18, 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 Ryan Samuelson

Members Absent:

Commissioner Jason Laumer
Commissioner Daniel Trigo

Staff Present:

Executive Director of Development Services, Dusty McAfee
Assistant Director of Development Services, Madhuri Mohan
Long Range Planning Manager, Melissa Kleineck
Planning Manager, Bella Lopez
Principal Planner, Victoria Kiker Simpson
Senior Planner, Haley Yansky
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.

No one came forward to speak.

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.

Andy Buffington, Director of Community Development & Downtown Service, with the Celina Economic Development Corporation (EDC), gave a presentation regarding a new Stakeholder Committee being formed to assist with development of the Martinek Tract the EDC recently purchased.

The Commissioners reconvened to the Council Chambers.

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 & Zoning Commission.

A. Minutes Approval:

1. Minutes from the August 21, 2025, Planning & Zoning Commission meeting.

Upon a motion by Commissioner Dawson and a second by Commissioner Samuelson, the Commission voted five (5) for and none (0) opposed to approve the minutes of the August 21st Planning & Zoning Commission meeting. The motion carried 5-0.

V. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon a request to zone approximately 427 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R), Horizontal Multi-Family District (MF-0), Multi-Family Urban Edge District (MF-2), Multi-Family Urban Living District (MF-3), Single-Family Residential, Attached District (SF-A), Commercial, Office, & Retail District (C), and Preston Road Overlay District (PRO) base zoning, and modified development standards; generally located at the southeast corner of Carthage Road (future Legacy Drive) and Louisiana Drive, within the Extraterritorial Jurisdiction (ETJ). (Wildhorse (Hubbard Tract) – PD Zoning)

Sandra Green, Senior Planner, presented the staff report.

Chair Bain opened the public hearing at 5:21 p.m.

No one came forward to speak, and the public hearing was closed at 5:21 p.m.

The Commission discussed the item.

Commissioner Samuelson inquired about the timing of the roadway construction around the property.

Mrs. Green explained the Development Agreement stated the developer was not responsible for the roadways around the development.

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 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 to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, Article 14.04: Site Development Standards, Part One: Architectural Design Standards. (Text Amendment)

Melissa Kleineck, Long Range Planning Manager, presented the staff report.

Chair Bain opened the public hearing at 5:28 p.m.

David Lehde, with the Dallas Builder's Association, 5816 W. Plano Parkway, Plano, Texas, 75093, stated he was opposed to the extreme architectural standards because architectural standards should be regulated by state law.

Mackenzie Smith Ledet, with JamesHardie, 820 Sparks Drive, Cleburne, Texas, 76033, gave a presentation and stated her support of the previous recommendation of the Planning & Zoning Commission regarding changing the 80% Category A/20% Category B to 60% Category A/40% Category B to allow fiber cement.

Bill Pierce, with Olivia Clarke Homes, 4118 Keystone Street, Garland, Texas, 75041, stated they utilized fiber cement because homeowners wanted it and he supported the changes to include fiber cement as Category A material, and noted it allowed for a mix of materials and is durable.

Chair Bain closed the public hearing at 5:35 p.m.

Commissioner Bain stated that flexibility was needed because the market demanded it and noted his support of 60% Category A/40% Category B to allow fiber cement.

Commissioner Poché agreed the market supported the fiber cement material.

Commissioner Samuelson clarified that engineered wood would still be Category C.

Commissioner 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 Commissioner Poché and a second by Chair Bain, the Commission voted five (5) for and none (0) opposed to approve the item. The motion carried 5-0.

VI. **ADJOURNMENT:**

Chair Bain adjourned the meeting at 5:36 p.m.



Chair

Haley Yansky

Staff Liaison

10/17/2025

Date