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**MINUTES
PLANNING & ZONING COMMISSION REGULAR
MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, DECEMBER 18, 2025
5:00 PM**

- I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:** Chair Bain called the meeting to order at 5:00 pm, 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 Daniel Trigo
Commissioner Jason Laumer
Commissioner Michael Dawson
Commissioner Ryan Samuelson

Members Absent:

Staff Present:

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

II. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign one of the “Speaker Cards” and present to the Staff Liaison prior to the beginning of the meeting. Speakers are limited to three (3) minutes. No action can be taken. No charges and/or complaints will be heard against any elected official or employee of the city that are prohibited by law.

Please note Anyone wishing to furnish copies/handouts regarding their item of interest must provide nine (9) copies and present them to the Staff Liaison for distribution.

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.
Reconvene 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 and Zoning Commission.

A. Minutes Approval:

1. Minutes from the November 20, 2025, Planning & Zoning Commission meeting.

Upon a motion by Vice Chair Poché and a second by Commissioner Laumer, the Commission voted seven (7) for and none (0) opposed to approve the minutes of the November 20th 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 for a Specific Use Permit (SUP) to allow for an Auto, Gas Pumps/Fuel use on approximately 2 acres; generally located at the northeast corner of Coit Road and Frontier Parkway, within the City Limits. (7 Eleven – Specific Use Permit)

Victoria Kiker Simpson presented the staff report.
 Chair Bain opened the public hearing at 5:16 pm.
 No one came forward to speak, and the public hearing was closed at 5:16 pm.
 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 amend the City’s Code of Ordinances, by amending Chapter 14: Zoning, Article 14.03: Use Regulations, Part Two: Accessory Structures, and related sections of the Zoning Ordinance. (Text Amendment)

Melissa Kleineck presented the staff report.
 Chair Bain opened the public hearing at 5:20 pm.
 No one came forward to speak, and the public hearing was closed at 5:20 pm.
 Chair Bain motioned to approve the item as proposed.
 Vice Chair Poché seconded the motion.
 All were in favor, and the motion was approved.

Upon a motion by Chair Bain and a second by Vice Chair Poché, 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 5:21 pm.



Chair

Haley Yansky

Staff Liaison

01/08/2026

Date