



Life Connected.

**PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, NOVEMBER 20, 2025
5:00 PM
MINUTES**

- 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 Poche
Commissioner Alan Upchurch
Commissioner Daniel Trigo
Commissioner Jason Laumer
Commissioner Michel 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
Principal Planner, Sandra Green
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. PRESENTATIONS:

- A. Chair & Vice-Chair Appointments
Commissioner Laumer motioned to maintain the current Chair and Vice Chair appointments, and Commissioner Samuelson seconded the motion. The Commission voted unanimously to approve, with all seven members in favor and none opposed. Chair Bain and Vice Chair Poché will remain in their appointed positions. The motion carried 7-0
- B. Presentation of the Planning Implementation Award (Gold)
Melissa Kleineck, Long Range Planning Manager, presented the Planning Implementation Award.

V. 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 October 16, 2025, Planning & Zoning Commission meeting.

Upon a motion by Commissioner Dawson and a second by Chair Bain, the Commission voted seven (7) for and none (0) opposed to approve the minutes of the October 16th Planning & Zoning Commission meeting. The motion carried 7-0.

VI. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon a request to zone an approximately 6 acre tract of land legally described as PRESTON 450 ADDITION (GCN), LOT 43, Collin, County, Texas, as further identified in the Collin County Appraisal District as Property ID #1498150 to Agricultural District (AG), within the Extraterritorial Jurisdiction (ETJ). (Summer Annexation Contract Expiration (Property ID 1498150 - Zoning)

Ms. Kleineck presented the staff report.

Chair Bain opened the public hearing at 5:29 pm.

No one came forward to speak, and the public hearing was closed at 5:29 pm.

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 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 rezone approximately 2 acres to Commercial, Office, & Retail District (C) zoning; generally located along Oklahoma Drive and approximately 1,000 feet south of Ash Street, within City Limits. (TDW Holdings (710 S Oklahoma - Rezoning)

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

Chair Bain opened the public hearing at 5:32 p.m.

No one came forward to speak, and the public hearing was closed at 5:32 p.m.

The Commission discussed the item.

Commissioner Upchurch 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 Upchurch 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.

- C. Conduct a public hearing to consider and act upon a request to zone approximately 54 acres to a Planned Development (PD) with a base zoning of Single-Family Residential, Detached District (SF-R) zoning, and modified development standards; generally located along CR 132 (future Custer Road) and approximately 760 feet north of future Stallcup Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Serenade East - Zoning)

Haley Yansky, Senior Planner, presented the staff report.

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

Philip Jones, 2757 Solasta Ct, Celina, Texas 75009, shared a printed presentation with the commissioners and stated his opposition.

Mr. Jones stated that the proposal does not align with the surrounding neighborhoods or the City's Long Range Comprehensive Plan.

Kathy Corcoran, 3066 Kessler Dr., Celina, Texas, 75009, spoke with concerns regarding high density, impacts on nearby homeowners, and strain on Celina ISD, requesting the item be tabled indefinitely until infrastructure is adequate.

Sherrie Thoman, 2711 Solasta Ct., Celina, Texas, 75009, spoke with concerns regarding loss of one-acre lot character, limited green space, inconsistent architecture, effects on property values and roads, and lack of notice; she requested the item be tabled indefinitely.

Mary Emadi, 1801 Hammerly Dr., Celina, Texas, 75009, spoke with concerns regarding the expanded right-of-way (ROW) affecting her property, uncertainty about ROW acquisition, and poor interactions with the developer; she requested the item be tabled or denied.

Leslie Erlichman, 2733 Solasta Ct., Celina, Texas, 75009, spoke with concerns regarding deteriorating roads, congestion near the Grayson County line, and insufficient green space, urging a site visit and phased development if the project were to move forward.

The following were also in opposition but did not come forward to speak:

Jeff & Maureen Dresner, 3020 Kessler Dr, Celina, Texas 75009.

Andre & Debra Smith, 3000 Palomar Rd, Celina, Texas 75009.

Kevin & Debra O'Brien, 3050 Kessler Dr., Celina, Texas 75009.

Roland Erlichman, 2733 Solasta Ct., Celina, Texas 75009.

Jennifer & Ryan Elder, 2705 Solasta Ct., Celina, Texas 75009.

Jeff Miller, 5518 Coorie Dr., Celina, Texas 75009.

Brandt Biggerstaff, 2893 Kessler Dr, Celina, Texas 75009.

Chris & Wendy Caldwell, 5519 Gaelic Dr., Celina, Texas 75009.

Monica Katneni, 5516 Gaelic Dr., Celina, Texas 75009.

Rakesh Samineni, 5516 Gaelic Dr., Celina, Texas 75009.

Syam Krishna, 2715 Solasta Ct., Celina, Texas 75009.

Sushritha T, 2705 Solasta Ct., Celina, Texas 75009.

Gaurov Naraqanaswamy, 5504 Coorie Dr., Celina, Texas 75009.

No one else came forward to speak, and the public hearing was closed at 5:58 p.m.

The Commission discussed the item, and asked questions such as clarification of the right-of-way increase, applicability of the relevant House Bill, future connections of Stallcup and Marilee, project timeline, roadway improvements, water/sewer capacity, fire station proximity, and county road responsibilities. Staff and the applicant responded with information regarding ETJ development rights, the purpose of the DA, planned roadway extensions and upgrades, long-term connectivity, utility improvements, and the projected home types and pricing.

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.

- D. Conduct a public hearing to consider and act upon a request to rezone approximately 13 acres of Planned Development (PD) No. 84 with Dallas North Tollway Overlay District (DNTO) base zoning, and modified development standards; generally located at the northeast corner of Dallas North Tollway and Punk Carter Parkway, within City Limits. (City Limits Honda - PD Amendment)

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

Chair Bain opened the public hearing at 6:24 p.m.

Applicant Laura Ryan, 16119 Big Sandy Creek Dr., Cypress, Texas 77437, presented the request.

Applicant, Julie Herrera, 301 Flint Ridge Trail, Georgetown, Texas 78628, also presented the request.

Collin College partner, Brendan Mesch, 15841 Christopher Lane, Frisco, Tx 75035, spoke with comments regarding opportunities the project could provide for local students and stated that Collin College supports the proposal.

Real estate representative for Honda, Evelyn Ward, 2215 Eaglerock Dr., Houston, Texas 77080, spoke with comments regarding market demand, site constraints within the High-Rise Overlay, and the desire to bring a high-quality project to the community, noting that other potential uses would be less suitable or create greater impacts.

Realtor Matthew Kiran, 12400 Preston Rd Suite 100, Frisco, Texas, 75033, spoke with comments regarding the site’s geographical constraints and stated the proposed use is appropriate and could help bring higher-paying jobs to Celina.

Resident Oscar Mary, 2609 Hancock Ln, Celina, Tx 75009, explained he lives in the subdivision adjacent to this property and is in opposition of the proposed development.

No one came forward to speak, and the public hearing was closed at 5:29 pm.

The commissioners discussed the item and asked questions such as whether the site would function as a right-in/right-out due to the lack of a median opening, how the request does not align with the High-Rise Overlay standards, whether approving a dealership at this location would conflict with previous City Council feedback, the appropriateness of the use given the City’s long-range plans, and potential sales tax impacts compared to other retail uses. The applicant addressed these questions.

Commissioner Upchurch motioned to deny the item as proposed.

Vice Chair Poché seconded the motion.

All were in favor, and the motion was denied.

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

VII. ADJOURNMENT:

Chair Bain adjourned the meeting at 7:08 pm.



Chair



Staff Liaison

11/20/2025

Date