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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, JULY 17, 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
Commissioner Daniel Trigo

Members Absent:

Commissioner Jason Laumer

Staff Present:

Executive Director of Development Services, Dusty McAfee
Planning Director, Madhuri Mohan
Long Range Planning Manager, Melissa Kleineck
Planning Manager, Bella Lopez
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. The Commissioners reconvened to the Council Chambers.

A. Discussion regarding updates to the Architecture Ordinance

Dusty McAfee, Executive Director of Development Services, led a discussion regarding changes being suggested to the Architecture Ordinance. He explained the basics of architectural design standards and that staff recommended adding 3-step stucco as Category A material and changing the required percentage to 60/40 for residential structures.

Commissioner Poché noted he would be ok with a 60/40 split of materials.

Commissioner Upchurch inquired as to whether Hardie Plank would be Category A.

Mr. McAfee noted Hardie Plank would still be Category B.

Commissioner Poché stated that not all Hardie Plank projects are attractive, but inquired about how the City would control the use of the product.

Mr. McAfee indicated the market controlled that, not staff.

Commissioner Upchurch inquired about variances allowing the use of certain materials.

Mr. McAfee explained the City usually does not process variances.

Commissioner Upchurch inquired if any homes that were being submitted showed Hardie Plank.

Mr. McAfee noted that the City has not seen a lot but has seen primarily brick material. He indicated Hardie Plank is typically used in gables, but not much is used.

The Commission recommended changing the residential material percentages to 60% Category A/40% Category B, to allow additional fiber cement, and agreed that stucco should be Category A. The Commission noted concern regarding the potential increase of engineered wood, and recommended moving it.

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 June 19, 2025, Planning & Zoning Commission meeting.

Upon a motion by Commissioner Dawson and a second by Commissioner Poché, the Commission voted six (6) for and none (0) opposed to approve the minutes of the June 19th 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 zone approximately 26 acres to a Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, and modified development standards; generally located 1,800 feet east of Preston Road and north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Millen Farms - PD Zoning)

Bella Lopez, Planning Manager, presented the staff report.

Chair Bain opened the public hearing at 5:36 p.m.

No one came forward to speak, and the public hearing was closed at 5:36 p.m.

The Commission discussed the item.

Commissioner Upchurch inquired if the 40' right-of-way shown on the concept plan already existed or was still required.

Mr. McAfee explained it was shown as required by Engineering. If additional right-of-way is required, it would be requested at the time of platting.

Vice Chair Poché motioned to approve the item as proposed.

Commissioner Samuelson seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Vice Chair Poché and a second by Commissioner Samuelson, the Commission voted six (6) for and none (0) opposed to approve the item. The motion carried 6-0.

- 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, to reflect updates to the City Charter and Boards & Commissions Policy. (Zoning Ordinance Charter & Policy Alignment – Text Amendment)

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

Chair Bain opened the public hearing at 5:40 p.m.

No one came forward to speak, and the public hearing was closed at 5:40 p.m.

The Commission discussed the item.

Commissioner Upchurch motioned to approve the item as proposed.

Commissioner Dawson seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Commissioner Upchurch and a second by Commissioner Dawson, 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 5:40 p.m.



Chair

Sandra Green
Staff Liaison

7/21/2025
Date