



Life Connected.

**PLANNING & ZONING COMMISSION REGULAR MEETING  
CELINA COUNCIL CHAMBERS  
112 N. COLORADO ST.  
THURSDAY, OCTOBER 16, 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  
Senior Planner, Haley Yansky  
Senior Planner, Sandra Green

Item IV. A. (Training Overview by the City Secretary’s Office) and the Director’s Report (as part of the Worksession) were moved prior to the Executive Session. Once completed, the items were heard as shown below.

**II. EXECUTIVE SESSION:**

*As authorized by Section 551.071 of the Texas Government Code, the Regular Meeting may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein. (Closed to Public as Provided in the Texas Government Code.)*

- A. Discussion regarding state law changes (Senate Bill 840, Senate Bill 15, and Senate Bill 2477).

**III. OPEN FORUM:**

Open Forum is for information only. If you wish to speak, please sign one of the “Speaker Cards” and present it to Staff prior to the beginning of the Planning & Zoning Commission meeting. Speakers are limited to three (3) minutes. The Planning & Zoning Commission can take no action. 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 the Planning & Zoning Commission with copies/handouts

regarding their item of interest must provide 7 copies and present them to Staff for distribution to the Planning & Zoning Commission.

No one came forward to speak.

- IV. **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. Reconvened to the Council Chambers.

A. Training Overview by the City Secretary's Office.

Ashley Owens, City Secretary, presented the Training Overview.

B. Presentation of the Scenic City Award

Melissa Kleineck, Long Range Planning Manager, presented the Scenic City Award.

C. Discussion regarding Accessory Structures Ordinance.

Ms. Kleineck shared the proposed revisions to the existing Accessory Structures Ordinance. The Commission did not have any concerns with the proposed revisions, and expressed that they were glad the Ordinance was receiving an update.

- 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 September 18, 2025, Planning & Zoning Commission meeting.

Upon a motion by Commissioner Dawson and a second by Vice Chair Poche, the Commission voted seven (7) for and none (0) opposed to approve the minutes of the September 18<sup>th</sup> 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 approximately 9 acres to a Planned Development (PD) with Commercial, Office, and Retail District (C) base zoning, and modified development standards; generally located along future Legacy Drive and approximately 2,000 feet north of future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (NextGen Celina Senior Living – PD Zoning)

Dusty McAfee, Executive Director of Development Services, presented the staff report.

Mr. McAfee then added that Staff will add a deed restriction to restrict multi-family uses from the property if rezoned with a base of Commercial, Office, and Retail District (C).

Commissioner Upchurch inquired about the cross access into the adjacent single-family neighborhoods; Mr. McAfee clarified that cross-access into adjacent property is a base zoning requirement.

Chair Bain opened the public hearing at 6:04 pm.

Applicant Maxwell Fisher, 2502 Grandview Dr, Richardson, Texas 75080, presented.

No one else came forward to speak, and the public hearing was closed at 6:09 pm.

The commission discussed the item.

Vice Chair Poche 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 Vice Chair Poche 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 for a Development Agreement on approximately 6 acres of land; generally located at the northeast corner of future J Fred Parkway and Louisiana Drive, within City Limits. (LC Services – Development Agreement)

Mr. McAfee presented the staff report.

Commissioner Laumer inquired into whether the applicant had submitted for a floodplain work permit, and Mr. McAfee responded that while he wasn't sure of the permitting status, it would be required.

Commissioner Laumer asked if the City would have to pay legal fees if the obligations within the agreement are not fulfilled prior to the 5 year term limit. Julie Fort, City Attorney, responded that a clause to cover legal fees could be added to the Development Agreement, but that there is typical language included already if the terms of the contract are not met.

Commissioner Dawson asked when the 5 year shot clock starts. Mr. McAfee clarified that it depends on the terms of the Agreement, but usually after City Council approval. He clarified that ultimately, if the Commission had a recommendation for Council regarding the 5 year term, Council would hear that recommendation and they could approve conditionally.

Commissioner Dawson and Commissioner Upchurch countered, asking about the feasibility of a 3 year term instead, and Commissioner Laumer noted that 3 years might not be enough time for permitting and other logistics.

Commissioner Upchurch asked what time limit the applicant requested. Mr. McAfee responded that the applicant had asked for 5 years.

Chair Bain noted he had no issue with the 5 year term.

Commissioner Laumer asked if the adjacent landowners would be given the same allowance for land use and Mr. McAfee shared that Staff has an upcoming meeting with the adjacent landowners. He explained that the existing zoning is Industrial, which by right excludes heavy industrial uses. He noted this tract would potentially attract heavier industrial uses, which would be considered by the Commission at a later date.

Chair Bain opened the public hearing at 6:20 pm.

No one came forward to speak, and the public hearing was closed at 6:20 pm.

Commissioner Laumer 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 Laumer 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.

- C. Conduct a public hearing to consider and act upon a request to zone an approximately 232.844 acre tract of land legally described as A0211A Cowan, TR 11, OLD DCAD Sheet 1, TR #9, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52877; a 5.0 acre tract of land legally described as A0211A COWAN, TR 12E(2), Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #259466; and a 2.0 acre tract of land legally described as A0211A Cowan, TR 12, OLD DCAD Sheet 1, TR #16, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52883 to Agricultural District (AG), within City Limits. (Property ID 52877, 259466, 52883 – Zoning)

Ms. Kleineck presented the staff report that covered Public Hearing Items C-S.

Chair Bain opened the public hearing at 6:26 pm.

No one came forward to speak, and the public hearing was closed at 6:26 pm.

Commissioner Dawson motioned to approve the item as proposed.

Vice Chair Poche seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Commissioner Dawson and a second by Vice Chair Poche, 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 zone an approximately 10.51 acre tract of land legally described as A0211A COWAN, TR 20, OLD DCAD SHT 1, TR #10, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52943 to Agricultural District (AG), within City Limits. (Property ID 52943 – Zoning)

Chair Bain opened the public hearing at 6:27 pm.

No one came forward to speak, and the public hearing was closed at 6:27 pm.

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

- E. Conduct a public hearing to consider and act upon a request to zone an approximately 10.3 acre tract of land legally described as A0211A COWAN, TR 33, OLD DCAD SHT 2, TR #3, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52949 to Agricultural District (AG), within City Limits. (Property ID 52949 – Zoning)

Chair Bain opened the public hearing at 6:28 pm.

No one came forward to speak, and the public hearing was closed at 6:28 pm.

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

- F. Conduct a public hearing to consider and act upon a request to zone an approximately 10.0 acre tract of land legally described as A1106A A. RAY, TR 4, OLD DCAD TR #3E,4E,5E, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #84822 to Agricultural District (AG), within City Limits. (Property ID 84822 – Zoning)

Chair Bain opened the public hearing at 6:28 pm.

No one came forward to speak, and the public hearing was closed at 6:29 pm.

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

- G. Conduct a public hearing to consider and act upon a request to zone an approximately 9.0 acre tract of land legally described as EASTERN HILLS ESTATES LOT 3, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #191267 to Agricultural District (AG), within City Limits. (Property ID 191267 – Zoning)

Chair Bain opened the public hearing at 6:29 pm.

No one came forward to speak, and the public hearing was closed at 6:29 pm.

Commissioner Samuelson motioned to approve the item as proposed.

Commissioner Trigo seconded the motion.

All were in favor, and the motion was approved.

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

- H. Conduct a public hearing to consider and act upon a request to zone an approximately 5.69 acre tract of land legally described as EASTERN HILLS ESTATES LOT 4, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #195307 to Agricultural District (AG), within City Limits. (Property ID 195307 – Zoning)

Chair Bain opened the public hearing at 6:30 pm.

No one came forward to speak, and the public hearing was closed at 6:30 pm.

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.

- I. Conduct a public hearing to consider and act upon a request to zone an approximately 2.0 acre tract of land legally described as A0211A COWAN, TR 12E(1), Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #254098 to Agricultural District (AG), within City Limits. (Property ID 254098 – Zoning)

Chair Bain opened the public hearing at 6:30 pm.

No one came forward to speak, and the public hearing was closed at 6:30 pm.

Commissioner Samuelson motioned to approve the item as proposed.

Vice Chair Poche seconded the motion.

All were in favor, and the motion was approved.

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

- J. Conduct a public hearing to consider and act upon a request to zone an approximately 18.143 acre tract of land legally described as ABS A0170 COLLIN COUNTY SCHOOL LAND #15 SURVEY, SHEET 2, TRACT 19, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #992135 to Agricultural District (AG), within City Limits. (Property ID 992135 – Zoning)

Chair Bain opened the public hearing at 6:31 pm.

Lesa King, 1320 Stanford Lane Celina, Texas 75009, explained she lives in the subdivision adjacent to this property and wanted to understand the implications of the zoning.

Julie Fort, City Attorney, clarified that single-family residential and farming/livestock uses are allowed in Agriculture zoning and referred to the Zoning Ordinance for a table of specific uses. She explained that if the property owner wanted to change the use, it would require a zoning change.

Mr. McAfee, shared that staff was available after the meeting to answer any questions related to zoning or future development.

Realtor Ceci Henson, 5048 Tennyson Parkway Suite 114, Plano, Texas 75024, inquired how annexation would affect County taxes.

Mr. McAfee clarified that annexations already were processed and the items on the agenda were zoning cases.

Resident Jennifer Matie, 4150 Preston Road Prosper, Texas 75078, shared she lives at a property on this agenda that got zoned and inquired about the rollback taxes. Mrs. Fort clarified being within City Limits does not change an existing tax exemption in an appraisal district.

The public hearing was closed at 6:41 pm.

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.

- K. Conduct a public hearing to consider and act upon a request to zone an approximately 4.0150 acre tract of land legally described as PRESTON 450 ADDITION, LOT 39, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #1498114; and an approximately 5.28 acre tract of land legally described as ABS A0653 M E P & P R Y CO SURVEY, TRACT 18, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #1584501 to Agricultural District (AG), within City Limits. (Property ID 1498114, 1584501 – Zoning)

Chair Bain opened the public hearing at 6:41 pm.

No one came forward to speak, and the public hearing was closed at 6:41 pm.

Chair Bain motioned to approve the item as proposed.

Vice Chair Poche seconded the motion.

All were in favor, and the motion was approved.

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

- L. Conduct a public hearing to consider and act upon a request to zone an approximately 8.816 acre tract of land legally described as ABS A0380 W H HERRON SURVEY, TRACT 14, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #1725734; and an approximately 10.5 acre tract of land legally described as ABS A0380 W H HERRON SURVEY, TRACT 8, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2121068 to Agricultural District (AG), within City Limits. (Property ID 1725734, 2121068 – Zoning)

Chair Bain opened the public hearing at 6:42 pm.

No one came forward to speak, and the public hearing was closed at 6:42 pm.

Commissioner Upchurch motioned to approve the item as proposed.

Commissioner Trigo seconded the motion.

All were in favor, and the motion was approved.

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

- M. Conduct a public hearing to consider and act upon a request to zone an approximately 24.086 acre tract of land legally described as ABS A1030 JONATHAN WESTOVER SURVEY, SHEET 1, TRACT 9, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2122500 to Agricultural District (AG), within City Limits. (Property ID 2122500 – Zoning)

Chair Bain opened the public hearing at 6:42 pm.

No one came forward to speak, and the public hearing was closed at 6:43 pm.

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

- N. Conduct a public hearing to consider and act upon a request to zone an approximately 3.117 acre tract of land legally described as ABS A0168 COLLIN COUNTY SCHOOL LAND #16 SURVEY, SHEET 1, TRACT 76, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507331; an approximately 2.715 acre tract of land legally described as ABS A0168 COLLIN COUNTY SCHOOL LAND #16 SURVEY, SHEET 1, TRACT 77, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507332; an approximately 2.15 acre tract of land legally described as ABS A0168 COLLIN COUNTY SCHOOL LAND #16 SURVEY, SHEET 1, TRACT 78, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507333; and

an approximately 3.011 acre tract of land legally described as ABS A0168 COLLIN COUNTY SCHOOL LAND #16 SURVEY, SHEET 1, TRACT 79, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507334 to Agricultural District (AG), within City Limits. (Property ID 2507331, 2507332, 2507333, 2507334 - Zoning)

Chair Bain opened the public hearing at 6:43 pm.

No one came forward to speak, and the public hearing was closed at 6:43 pm.

Chair Bain 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 Chair Bain 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.

- O. Conduct a public hearing to consider and act upon a request to zone an approximately 3.23 acre tract of land legally described as ABS A0779 LEVIN ROUTH SURVEY, TRACT 12, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2647903 to Agricultural District (AG), within City Limits. (Property ID 2647903 – Zoning)

Chair Bain opened the public hearing at 6:44 pm.

No one came forward to speak, and the public hearing was closed at 6:44 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.

- P. Conduct a public hearing to consider and act upon a request to zone an approximately 39.437 acre tract of land legally described as ABS A0380 W H HERRON SURVEY, TRACT 9, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2688521 to Agricultural District (AG), within City Limits. (Property ID 2688521 – Zoning)

Chair Bain opened the public hearing at 6:44 pm.

No one came forward to speak, and the public hearing was closed at 6:44 pm.

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

- Q. Conduct a public hearing to consider and act upon a request to zone an approximately 8.376 acre tract of land legally described as ABS A0170 COLLIN COUNTY SCHOOL LAND #15 SURVEY, SHEET 2, TRACT 11, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2714384 to Agricultural District (AG), within City Limits. (Property ID 2714384 – Zoning)

Chair Bain opened the public hearing at 6:45 pm.

No one came forward to speak, and the public hearing was closed at 6:45 pm.

Chair Bain 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 Chair Bain 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.

- R. Conduct a public hearing to consider and act upon a request to zone an approximately 16.369 acre tract of land legally described as ABS A0380 W H HERRON SURVEY, TRACT 26, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2741350 to Agricultural District (AG), within City Limits. (Property ID 2741350 – Zoning)

Chair Bain opened the public hearing at 6:45 pm.  
 No one came forward to speak, and the public hearing was closed at 6:45 pm.  
 Vice Chair Poche 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 Poche and a second by Commissioner Samuelson, the Commission voted seven (7) for and none (0) opposed to approve the item. The motion carried 7-0.

- S. Conduct a public hearing to consider and act upon a request to zone an approximately 77.32 acre tract of land legally described as ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 22, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #962612 to Agricultural District (AG), within the Extraterritorial Jurisdiction. (Property ID 962612 – Zoning)

Chair Bain opened the public hearing at 6:46 pm.  
 No one came forward to speak, and the public hearing was closed at 6:46 pm.  
 Commissioner Dawson motioned to approve the item as proposed.  
 Commissioner Trigo seconded the motion.  
 All were in favor, and the motion was approved.

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

**VII. ADJOURNMENT:**

Chair Bain adjourned the meeting at 6:46 pm.



\_\_\_\_\_  
 Chair

Haley Yansky

\_\_\_\_\_  
 Staff Liaison

10/20/2025

\_\_\_\_\_  
 Date