



Life Connected.

MINUTES
PLANNING & ZONING COMMISSION REGULAR
MEETING
CELINA COUNCIL
CHAMBERS 112 N.
COLORADO ST.
THURSDAY, FEBRUARY 19,
2026
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 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.

A. P&Z Commissioners Training – Part II

The P&Z Commissioners Training Part II was moved to the end of the meeting, and was held in the Council Chambers.

Madhuri Mohan, Assistant Director of Development Services, presented the P&Z Commissioners Training – Part II.

III. **PRESENTATIONS:**

A. Discussion regarding the Median Landscape Pattern Book.

Dusty McAfee, Executive Director of Development Services, presented the Median Landscape Pattern Book. The Commission had questions and comments, including opportunities for public input; the responsibility for median maintenance; whether existing medians, such as Preston, include irrigation; and whether developers are required to irrigate trees within new medians. Staff clarified that median maintenance is typically handled

by the City or a third-party contractor; Preston medians do not currently have irrigation; and, under current standards, developers are required to irrigate trees installed within medians. Additional discussion included whether reducing median areas could be beneficial and the importance of water conservation considerations.

B. Discussion regarding Water Conservation.

Mr. McAfee led a discussion on Water Conservation.

The Commission discussed water conservation practices. Comments included concerns about requiring residents to fully xeriscape their yards, while acknowledging the need for sufficient water to establish turf before reducing irrigation. The Commission also discussed public education on water conservation, the potential use of drip irrigation, and its associated maintenance concerns. Additional comments noted that some developers are beginning to incorporate xeriscaping, though installation may involve higher upfront costs. The Commission generally supported encouraging xeriscaping in commercial areas and HOA-maintained spaces, while excluding active recreation areas.

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 January 15, 2026, 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 January 15th 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 for a Specific Use Permit (SUP) to allow for an Office/Medical Office use on approximately 1 acre; generally located at the northwest corner of Colorado Street and Oak Street, within the Downtown Code – Verandas, within the City Limits. (309 S Colorado – Specific Use Permit)

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

Chair Bain opened the public hearing at 5:53 pm.

No one came forward to speak, and the public hearing was closed at 5:55 p.m.

Heidi White, 408 S Colorado St., Celina, Texas, 75009, and Whitney McIlvain, 404 S Colorado St., Celina, Texas, 75009, provided letters of opposition, but did not speak.

The Commission asked clarifying questions regarding the adjacent property and the specific type of office use.

Mrs. Simpson stated there are no current plans for the adjacent property and that the proposed use is a real estate office.

Commissioner Upchurch motioned to approve the item with the prohibition of medical office use.

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.

B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 9 acres of land; generally located along Choate Parkway and approximately 1,700 feet east of Coit Road, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Creekway Shops – Development Agreement)

Mrs. Mohan presented the staff report.

Chair Bain opened the public hearing at 6:01 pm.

No one came forward to speak, and the public hearing was closed at 6:01 p.m.

Chair Bain and Commissioner Laumer asked whether screening would be required along Choate Parkway and

to the north.

Mrs. Mohan stated that screening would be required only if a mini-warehouse or outdoor storage is proposed, and that it would not be required for commercial uses.

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.

VII. ADJOURNMENT:

Chair Bain adjourned the meeting at 6:11 pm.



Chair



Staff Liaison

3.26.26

Date