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MINUTES
PLANNING & ZONING COMMISSION REGULAR
MEETING
CELINA COUNCIL
CHAMBERS 112 N.
COLORADO ST. THURSDAY,
JANUARY 15, 2026
5:00 PM

- I. **CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:** Chair Bain called the meeting to order at 5:01 pm, established a quorum, and led those present in a salute to the American and Texas flags.

Members Present:

Chair Shawn Bain
Commissioner Daniel Trigo
Commissioner Alan Upchurch
Commissioner Jason Laumer
Commissioner Michael Dawson

Members Absent:

Vice Chair Poche
Commissioner Samuelson

Staff Present:

Executive Director of Development Services,
Dusty McAfee
Director of Engineering, Andy Glasgow
Assistant Director of Development Services,
Madhuri Mohan
Principal Planner, Victoria Kiker Simpson
Principal Planner, Sandra Green
Senior Planner, Haley Yansky
Planning Technician, Jamie Whisenhunt

- 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.

The Worksession was moved to the end of the meeting, and was held in the Council Chambers.

A. P&Z Commissioners Training – Part I

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

- IV. **PRESENTATIONS:**

A. Discussion regarding the Development Appeals Process.

Dusty McAfee, Director of Development Services, presented the Development Appeals Process.

Commissioner Laumer inquired into the logistics of the Staff Panel option, to which Mr. McAfee clarified that the details had not yet been determined.

Commissioner Dawson asked if there was a specific impetus to this process to which Mr. McAfee clarified there are frequent informal appeals from the development community. He noted while this process makes sense for Celina, there is no regional precedent, though neighboring cities have moved away from these appeals being presented to the Planning & Zoning Commission.

B. Presentation of the Planning Excellence Award.
Mrs. Mohan presented the Planning Excellence 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 December 18, 2025, Planning & Zoning Commission meeting.

Upon a motion by Commissioner Upchurch and a second by Commissioner Dawson, the Commission voted five (5) for and none (0) opposed to approve the minutes of the December 15th Planning & Zoning Commission meeting. The motion carried 5-0.

VI. **PUBLIC HEARING/ACTION:**

A. 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 informed the Commissioners that the applicant requested this item to be tabled to next regularly scheduled meeting.

Chair Bain opened the public hearing at 5:40 pm.

No one came forward to speak.

Chair Bain motioned to continue this item at next month's regularly scheduled meeting.

Commissioner Laumer seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Chair Bain and a second by Commissioner Laumer, the Commission voted five (5) for and none (0) opposed to table the item. The motion carried 5-0.

B. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for an Outdoor Kennel use on approximately 2 acres; generally located east of Oklahoma Drive and approximately 1,000 feet south of Ash Street, within the City Limits. (Hometown Paws Dog Daycare – Specific Use Permit)

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

Commissioner Upchurch inquired as to whether Staff received any complaints about this item. Mrs. Simpson noted that Staff received an inquiry into proposed noise levels.

Applicant Tina Burnett, 3321 Canonero Street, Celina, Texas 75009, introduced herself and provided the Commission with information on the proposed operations.

Chair Bain opened the public hearing at 5:48 pm.

No one came forward to speak.

Chair Bain closed the public hearing at 5:48 pm.

Commissioner Laumer 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 Laumer and a second by Commissioner Trigo, the Commission voted five (5) for and none (0) opposed to approve the item. The motion carried 5-0.

- C. Conduct a public hearing to consider and act upon a request for a Major Modification to the design standards in the Downtown Code, in order to allow for the development of senior independent living; generally located at the southeast corner of Main Street and Oklahoma Drive, within the Downtown Code, Preston Streams District. (Preston Club - Major Modification)

Mrs. Simpson presented the staff report.

Chair Bain opened the public hearing at 5:58 pm.

Applicant Hal Watson, 5151 Beltline Road, Suite 900 Dallas, Texas 75254, presented.

Commissioner Laumer inquired into the parking garage operations, and Mr. Watson responded.

No one else came forward to speak, and the public hearing was closed at 6:06 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 five (5) for and none (0) opposed to approve the item. The motion carried 5-0.

- D. Conduct a public hearing to consider and act upon a request for a Major Modification to the design standards in the Downtown Code, in order to allow for the development of senior independent living; generally located at the southeast corner of Main Street and Oklahoma Drive, within the Downtown Code, Preston Streams District. (Preston Club - Major Modification)

Mrs. Simpson presented the staff report.

Chair Bain opened the public hearing at 5:58 pm.

Applicant Hal Watson, 5151 Beltline Road, Suite 900 Dallas, Texas 75254, presented.

Commissioner Laumer inquired into the parking garage operations, and Mr. Watson responded.

No one else came forward to speak, and the public hearing was closed at 6:06 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 five (5) for and none (0) opposed to approve the item. The motion carried 5-0.

- E. Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No. 155 with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located at the southeast corner of GA Moore Parkway and Louisiana Drive, within the City Limits. (Willard Tract (Silo Crossing) – PD Amendment)

Sandra Green, Principal Planner, presented the staff report.

Chair Bain opened the public hearing at 6:11 pm.

Applicant Jim Knight, 3501 Olympus Blvd, Suite 100 Dallas, Texas 75019, presented.

Commissioner Laumer asked general development related questions, and Mr. Knight answered.

No one else came forward to speak, and the public hearing was closed at 6:16 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 five (5) for and none (0) opposed to approve the item. The motion carried 5-0.

- F. Conduct a public hearing to consider and act upon a request to rezone approximately 20 acres

to a Planned Development (PD) with Dallas North Tollway Overlay District (DNTO) base zoning, and modified development standards; generally located at the southwest corner of future Clear Creek Parkway and the future Dallas North Tollway, within the City Limits. (Ewing Buick GMC Dealership – PD Zoning)

Mrs. Green presented the staff report.
Chair Bain opened the public hearing at 6:23 pm.
Applicant Finley Ewing IV, 6455 Dallas Parkway, Plano, Texas 75024, introduced himself.
No one else came forward to speak, and the public hearing was closed at 6:25 pm.
Chair Bain and Commissioner Laumer noted that they were appreciative of the applicant finding a tract of land that was in conformance with the direction they had received from City Council in early 2025. Both were also appreciative that the applicant did not attempt to give them a sales pitch, and instead, offered to answer questions.
Chair Bain 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 Chair Bain and a second by Commissioner Dawson, the Commission voted five (5) for and none (0) opposed to approve the item. The motion carried 5-0.


- G. 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 One: Schedule of Uses, and related sections of the Zoning Ordinance. (Text Amendment)

Mrs. Mohan presented the staff report.
Chair Bain opened the public hearing at 6:29 pm.
No one came forward to speak.
Chair Bain closed the public hearing at 6:29 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 five (5) for and none (0) opposed to approve the item. The motion carried 5-0.

VII. ADJOURNMENT:

Chair Bain adjourned the meeting at 6:37 pm.



Chair



Staff Liaison

2/19/2026

Date