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MINUTES
PLANNING & ZONING COMMISSION REGULAR
MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, MARCH 26, 2026
5:00 PM

I. **CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:** Chair Bain called the meeting to order at 5:02 pm, established a quorum, and led those present in a salute to the United States and Texas flags.

Members Present:

Chair Shawn Bain
Vice Chair Bryan Poche
Commissioner Alan Upchurch
Commissioner Daniel Trigo
Commissioner Jason Laumer
Commissioner Ryan Samuelson

Members Absent:

Commissioner Dawson

Staff Present:

Executive Director of Development Services,
Dusty McAfee
Assistant Director of Development Services,
Madhuri Mohan
Assistant Director of Engineering,
Catherine Oduro
Long Range Planning Manager,
Melissa Kleineck
Planning Manager, Craig Fisher
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 seven (7) copies and present them to the Staff Liaison for distribution.

No one came forward to speak.

III. **WORKSESSION:** The Planning & Zoning Commission will hold 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.

A. City Secretary’s Office Update on Swagit Videos

Jeovanna Rubio, Assistant City Secretary, presented the update on Swagit Videos and indicated the electronic voting and recording of meetings would start in May.

Reconvene to the Council Chambers.

IV. PRESENTATIONS:

A. Discussion regarding the Screening Ordinance update
Melissa Kleineck, Long Range Planning Manager, presented the Screening Ordinance 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 February 19, 2026, Planning & Zoning Commission meeting.

Upon a motion by Vice Chair Poche and a second by Commissioner Upchurch, the Commission voted six (6) for and none (0) opposed to approve the minutes of the February 19th Planning & Zoning Commission meeting. The motion carried 6-0.

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 Auto, Gas Pumps/Fuel use on approximately 2 acres; generally located at the northeast corner of Frontier Parkway and Preston Road, within the City Limits. (Murphy USA – Specific Use Permit)

Sandra Green, Principal Planner, presented the staff report.

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

No one came forward to speak.

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

Upon a motion by Chair Bain, and a second by Commissioner Upchurch, the Commission voted five (5) for and one (1) opposed to approve the item. The motion carried 5-1. Commissioner Samuelson opposed.

B. Conduct a public hearing to consider and act upon a request to zone approximately 8 acres to a Planned Development (PD) with Commercial, Office, and Retail District (C) base zoning, and modified development standards; generally located west of FM 455 (future Legacy Drive) and approximately 650 feet north of future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Yellow Door Storage – PD Zoning)

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

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

Mr. Leonard Wright, 2401 Woodhall Drive, Celina, Texas 75009, had concerns about lighting, height of building overlooking residents' backyards, and asked if it was possible to offset the property more than 40'.

Jessie Bullard, architect for the project, explained there would be a 40' landscape buffer from the residences and the building would only be one story.

Chair Bain closed the public hearing at 5:41 p.m.

Upon a motion by Commissioner Laumer 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.

C. Conduct a public hearing to consider and act upon a request to amend an approximate 28 acre portion of Planned Development (PD) No. 122 with modified development standards; generally located at the southwest corner of Louisiana Drive and future J Fred Smith Parkway, within the City Limits. (Uptown Commerce Center – PD Amendment)

Mrs. Simpson presented the staff report.
 Chair Bain opened the public hearing at 5:48 p.m.
 No one came forward to speak.
 Chair Bain closed the public hearing at 5:50 p.m.
 Commissioner Laumer asked how many units or acres of multifamily were eliminated, and if it only affected this tract or the entirety of Uptown.
 Dusty McAfee, Executive Director of Development Services, stated staff would have to reread the Planned Development Ordinance, but that multi-family would be eliminated from this tract.

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

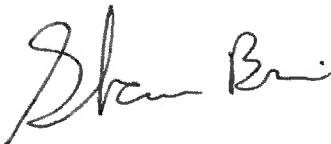
- D. Conduct a public hearing to consider and act upon a request for an amendment to Ordinance 2025-02 amending the City's Master Thoroughfare Plan and Map for a portion of Clear Creek Parkway and a portion of Florida Drive. (Master Thoroughfare Plan Amendment)

Catherine Oduro, Assistant Director of Engineering, presented the staff report.
 Chair Bain opened the public hearing at 5:54 p.m.
 No one came forward to speak.
 Chair Bain closed the public hearing at 5:54 p.m.
 Commissioner Laumer asked if there was a Clear Creek Development Agreement.
 Ms. Oduro stated there was not.

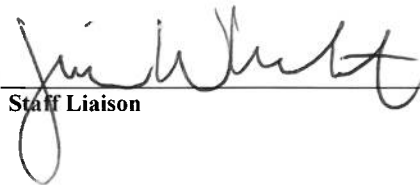
Upon a motion by Chair Bain, and a second by Commissioner Trigo, the Commission voted six (6) for and none (0) opposed to approve the item. The motion carried 6-0.

VII. ADJOURNMENT:

Chair Bain adjourned the meeting at 5:56 pm.



 Chair



 Staff Liaison

03/26/26
 Date