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MINUTES
PLANNING & ZONING COMMISSION REGULAR
MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, MAY 21, 2026
5:00 PM

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Chair Shawn Bain called the meeting to order at 5:00 PM, and led those present in a salute to the United States and Texas flags.

Members Present:

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

Members Absent:

Commissioner Alan Upchurch

Staff Present:

Director of Development Services, Dusty McAfee
Assistant Director of Development Services, Madhuri Mohan
Senior Civil Engineer, Scott Harper
Long Range Planning Manager, Melissa Kleineck
Principal Planner, Victoria Kiker Simpson
Senior Planner, Haley Yansky
Planning Technician, Jamie Whisenhunt

II. OPEN FORUM:

No one wished to speak during Open Forum.

III. WORKSESSION:

No items were presented.

IV. PRESENTATIONS:

A. Discussion regarding the Lighting Ordinance – Text Amendment.

Melissa Kleineck, Long Range Planning Manager, presented the Lighting Ordinance - Text Amendment.

V. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the April 16th, 2026, Planning & Zoning Commission meeting.

Upon a motion by Vice Chair Poche and a second by Commissioner Laumer, the Commission voted five (5) for and none (0) opposed to approve the minutes of the April 16th 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 to amend an approximately 25 acre portion of Planned Development (PD) No. 80 with modified development standards; generally located at the northeast corner of Dallas Parkway and Frontier Parkway, within the City Limits. (Mac Haik Celina – PD Amendment)

*Haley Yansky, Senior Planner, presented the staff report.
 Applicant Matt Moore introduced himself and provided the commission with background information on the project history, highlighting Mac Haik Chevrolet's presence in Celina.*

*Chair Bain opened the Public Hearing at 5:33 PM.
 No one wished to speak.
 Chair Bain closed the Public Hearing at 5:33 PM.*

Upon a motion by Vice Chair Poche and a second by Commissioner Laumer, the Commission voted five (5) for and none (0) opposed to approve the item without a color variance. The motion carried 5-0.

- 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, Article 14.04: Site Development Standards, Part Three: Screening Walls and Fences, and related sections of the Zoning Ordinance. (Text Amendment)

Mrs. Kleineck presented the staff report.

*Chair Bain opened the Public Hearing at 5:40 PM.
 No one wished to speak.
 Chair Bain closed the Public Hearing at 5:40 PM.*

Upon a motion by Vice Chair Poche and a second by Commissioner Samuelson, 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 5:40 PM.

Approved on the 18th day of June 2026.



 Chair



 Staff Liaison