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MINUTES
PLANNING & ZONING COMMISSION SPECIAL
CALLED MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, JULY 23, 2026
5:00 PM

I. **CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:**

Chair 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 Alan Upchurch

Members Absent:

Commissioner Ryan Samuelson

Staff Present:

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, Sandra Green
Senior Planner, Haley Yansky

II. **OPEN FORUM:**

No one wished to speak during Open Forum.

III. **WORKSESSION:**

No items were presented.

IV. **CONSENT AGENDA:**

A. Minutes Approval:

1. Minutes from the June 18th, 2026, Planning & Zoning Commission meeting.

Upon a motion by Vice Chair Poche and a second by Chair Bain, the Commission voted five (5) for and none (0) opposed to approve the minutes of the June 18th Planning & Zoning Commission meeting. The motion carried 5-0.

V. **PUBLIC HEARING/ACTION:**

- A. Conduct a public hearing to consider and act upon a request to zone approximately 10 acres to Community Facilities (CF) zoning district; generally located approximately 900

feet east of future Coit Road and 600 feet south of CR 101, within the Extraterritorial Jurisdiction (ETJ). (Janet H. Calvert ES #8 Ramble Cisd - Zoning)

Craig Fisher, Planning Manager, presented the staff report.

Chair Bain opened the Public Hearing at 5:17 PM.

No one wished to speak.

Chair Bain closed the Public Hearing at 5:17 PM.

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

- B. Conduct a public hearing to consider and act upon a request to zone approximately 528 acres to a Planned Development (PD) with Mixed Use (MU), Single-Family Residential Detached (SF-R), and Commercial (C) base zoning, and modified development standards; generally located east of Celina Parkway and approximately 3,275 feet north of GA Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Robinson – PD Zoning)

Mr. Fisher presented the staff report.

Chair Bain opened the Public Hearing at 5:21 PM.

Two residents from the North Sky neighborhood expressed concerns and asked questions regarding the development.

Chair Bain closed the Public Hearing at 5:25 PM.

Upon a motion by Commissioner Trigo and a second by Chair Bain, 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 to zone approximately 40 acres to a Planned Development (PD) with Single-Family Residential Detached (SF-R) base zoning, and modified development standards; generally located approximately 1100 feet east of Celina Parkway and south of CR 59, within the Extraterritorial Jurisdiction (ETJ). (Mesa Verde – PD Zoning)

Mr. Fisher presented the staff report.

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 Commissioner Upchurch 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 to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, Article 14.01: Administration, and related sections of the Zoning Ordinance. (Text Amendment)

Melissa Kleineck, Long Range Planning Manager, presented the staff report.

Chair Bain opened the Public Hearing at 5:36 PM.

No one wished to speak.

Chair Bain closed the Public Hearing at 5:37 PM.

Upon a motion by Vice Chair Poche and a second by Chair Bain, 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 the City's Code of Ordinances, by amending Chapter 14: Zoning, Article 14.04: Site Development Standards, Part Five: Lighting Standards, and related sections of the Zoning Ordinance. (Text Amendment)

Mrs. Kleineck presented the staff report.

Chair Bain opened the Public Hearing at 5:41 PM.

No one wished to speak.

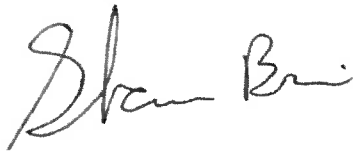
Chair Bain closed the Public Hearing at 5:41 PM.

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. The motion carried 5-0.

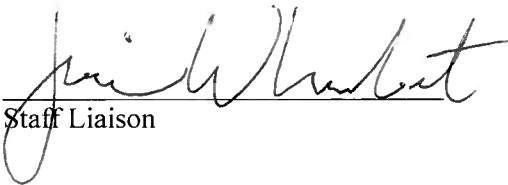
VII. ADJOURNMENT:

Chair Bain adjourned the meeting at 5:42 PM.

Approved on the 20th day of August 2026.



Chair



Staff Liaison