Life Connected.

MINUTES
PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, AUGUST 20, 2026
5:00 PM

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Chair Bain called the meeting to order at 5:06 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
Commissioner Ryan Samuelson

Members Absent:
None

Staff Present:
Director of Development Services, Dusty McAfee
Director of Engineering, Will Janney
Assistant Director of Development Services, Madhuri Mohan
Planning Manager, Craig Fisher
Principal Planner, Sandra Green
Principal Planner, Haley Yansky
Principal Planner, Victoria Kiker Simpson

II. OPEN FORUM:

No one wished to speak during Open Forum.

III. WORKSESSION:

No items were presented.

IV. PRESENTATIONS:

A. Annual CIP Presentation

Will Janney, Director of Engineering, presented the Annual CIP Presentation.

V. CONSENT AGENDA:

A. Minutes Approval:
1. Minutes from the July 23rd, 2026, Planning & Zoning Commission meeting.

Upon a motion by Vice Chair Poche and a second by Chair Bain, the Commission voted five (5) for, none (0) opposed, and Commissioner Samuelson (1) abstained, to approve the minutes of the July 23rd Planning & Zoning Commission meeting. The motion carried 5-0-1.

VI. PUBLIC HEARING/ACTION:

A. Conduct a public hearing to consider and act upon a request to zone approximately 6 acres to Collin County Outer Loop Overlay District (CCOLO) zoning; generally located approximately 800 feet north of the Outer Loop and west of Coit Road, within the Extraterritorial Jurisdiction (ETJ). (1901 S Coit - Zoning)

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

Chair Bain opened the Public Hearing at 5:32 PM.
No one wished to speak.
Chair Bain closed the Public Hearing at 5:32 PM.

Upon a motion by Chair Bain 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.

B. Conduct a public hearing to consider and act upon a request to rezone approximately 4 acres to Commercial, Office, & Retail District (C) zoning, with the Preston Road Overlay (PRO); generally located east of Preston Road and approximately 800 feet south of Sunset Boulevard, within City Limits. (S Preston Retail - Rezoning)

Mrs. Kiker Simpson presented the staff report.

Chair Bain opened the Public Hearing at 5:35 PM.
One resident asked a question regarding potential screening for the property.
Chair Bain closed the Public Hearing at 5:39 PM.

Upon a motion by Vice Chair 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.

VII. ADJOURNMENT:

Chair Bain adjourned the meeting at 5:39 PM.

Approved on the 17th day of September 2026.

Chair

Staff Liaison