



Life Connected.

**PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, AUGUST 21, 2025
5:00 PM
AGENDA**

- I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:** The Chair will call the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas flags.
- 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 prior to the beginning of the Planning & Zoning Commission meeting. Speakers are limited to three (3) minutes. The P&Z can take no action. 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 the Planning & Zoning Commission with copies/handouts regarding their item of interest must provide 7 copies and present them to the Staff for distribution to the Planning & Zoning Commission.
- 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.
Reconvene to the Council Chambers.
- A. Annual CIP Presentation
- IV. 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 July 17, 2025, Planning & Zoning Commission meeting.
- V. PUBLIC HEARING/ACTION:**
- A. Conduct a public hearing to consider and act upon a request to zone approximately 91 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning, and modified development standards; generally located east and west of future Doe Branch Boulevard and 600 feet north of Clear Creek Parkway, within both the Extraterritorial Jurisdiction (ETJ) and City Limits. (Creekbend (Legacy Branch) – PD Zoning)
- B. Conduct a public hearing to consider and act upon a request to zone approximately 41 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning, and modified development standards; generally located at the southeast corner of future

Celina Parkway and future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Glen at Uptown – PD Zoning)

- 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 a law office; generally located at the northeast corner of Oak Street and Texas Drive, within the Downtown Code, Gateway East District. (310 S Texas - Major Modification)

VI. ADJOURNMENT:

City Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

“I, the undersigned authority, do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at ____:_____ and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.”

Staff Liaison



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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, JULY 17, 2025
5:00 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Chair Bain called the meeting to order at 5:00 p.m., established a quorum, and led those present in a salute to the American and Texas flags.

Members Present:

Chair Shawn Bain
Vice Chair Bryan Poché
Commissioner Alan Upchurch
Commissioner Michael Dawson
Commissioner Ryan Samuelson
Commissioner Daniel Trigo

Members Absent:

Commissioner Jason Laumer

Staff Present:

Executive Director of Development Services, Dusty McAfee
Planning Director, Madhuri Mohan
Long Range Planning Manager, Melissa Kleineck
Planning Manager, Bella Lopez
Senior Planner, Haley Yansky
Senior Planner, Sandra Green

II. 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. The Commissioners reconvened to the Council Chambers.

A. Discussion regarding updates to the Architecture Ordinance

Dusty McAfee, Executive Director of Development Services, led a discussion regarding changes being suggested to the Architecture Ordinance. He explained the basics of architectural design standards and that staff recommended adding 3-step stucco as Category A material and changing the required percentage to 60/40 for residential structures.

Commissioner Poché noted he would be ok with a 60/40 split of materials.

Commissioner Upchurch inquired as to whether Hardie Plank would be Category A.

Mr. McAfee noted Hardie Plank would still be Category B.

Commissioner Poché stated that not all Hardie Plank projects are attractive, but inquired about how the City would control the use of the product.

Mr. McAfee indicated the market controlled that, not staff.

Commissioner Upchurch inquired about variances allowing the use of certain materials.

Mr. McAfee explained the City usually does not process variances.

Commissioner Upchurch inquired if any homes that were being submitted showed Hardie Plank.

Mr. McAfee noted that the City has not seen a lot but has seen primarily brick material. He indicated Hardie Plank is typically used in gables, but not much is used.

The Commission recommended changing the residential material percentages to 60% Category A/40% Category B, to allow additional fiber cement, and agreed that stucco should be Category A. The Commission noted concern regarding the potential increase of engineered wood, and recommended moving it.

III. 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 & Zoning Commission.

A. Minutes Approval:

- 1. Minutes from the June 19, 2025, Planning & Zoning Commission meeting.

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

IV. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon a request to zone approximately 26 acres to a Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, and modified development standards; generally located 1,800 feet east of Preston Road and north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Millen Farms - PD Zoning)

Bella Lopez, Planning Manager, presented the staff report.

Chair Bain opened the public hearing at 5:36 p.m.

No one came forward to speak, and the public hearing was closed at 5:36 p.m.

The Commission discussed the item.

Commissioner Upchurch inquired if the 40' right-of-way shown on the concept plan already existed or was still required.

Mr. McAfee explained it was shown as required by Engineering. If additional right-of-way is required, it would be requested at the time of platting.

Vice Chair Poché motioned to approve the item as proposed.

Commissioner Samuelson seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Vice Chair Poché 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 amend the City’s Code of Ordinances, by amending Chapter 14: Zoning, to reflect updates to the City Charter and Boards & Commissions Policy. (Zoning Ordinance Charter & Policy Alignment – Text Amendment)

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

Chair Bain opened the public hearing at 5:40 p.m.

No one came forward to speak, and the public hearing was closed at 5:40 p.m.

The Commission discussed the item.

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

- V. **ADJOURNMENT:**
Chair Bain adjourned the meeting at 5:40 p.m.

Chair

Staff Liaison

Date



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Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Victoria Kiker, Senior Planner
CC: Madhuri Mohan, Planning Director
Date: August 21, 2025
Re: Creekbend (Legacy Branch) - PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 91 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning, and modified development standards; generally located east and west of future Doe Branch Boulevard and 600 feet north of Clear Creek Parkway, within both the Extraterritorial Jurisdiction (ETJ) and City Limits. (Creekbend (Legacy Branch) – PD Zoning)

Background Information:

This request is for the zoning of approximately 91 acres, generally located east and west of Doe Branch Boulevard and 600 feet north of Clear Creek Parkway, within both the Extraterritorial Jurisdiction (ETJ) and City limits. The property is governed by a Development Agreement approved by the City Council in May 2024. The applicant requests to annex and zone the property to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning, per the Development Agreement. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

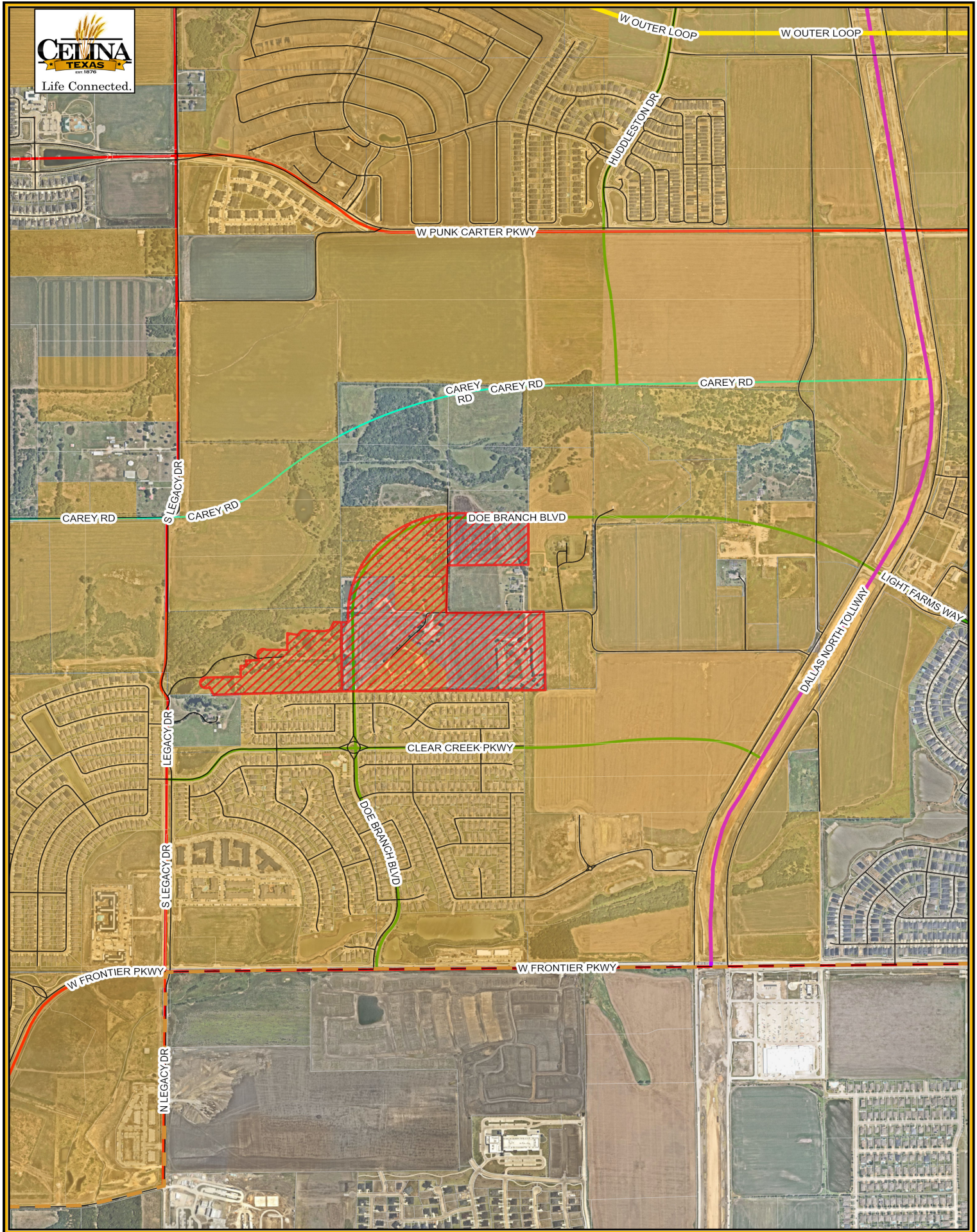
1. Location Map
2. Staff Presentation
3. Draft Development Regulations

Financial Consideration:





N/A

Staff Recommendation:

Staff recommends approval as presented.

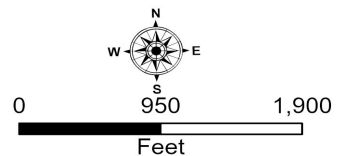


Legend

-  City Limits
-  Roads
-  Parcels
-  Subject Property

25-Z-11 Creekbend (Legacy Branch) - PD Zoning Location Map

7/23/2025

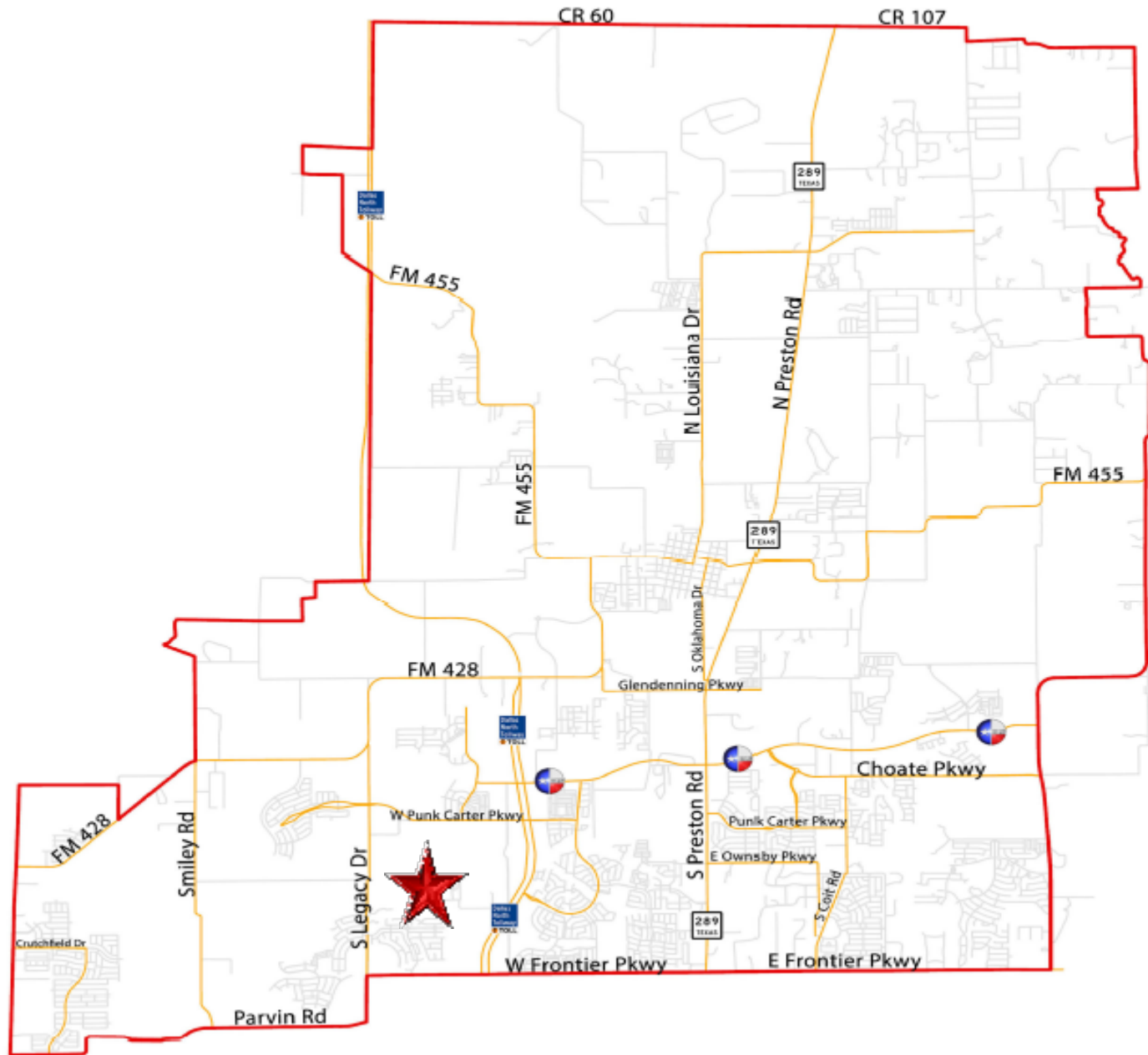


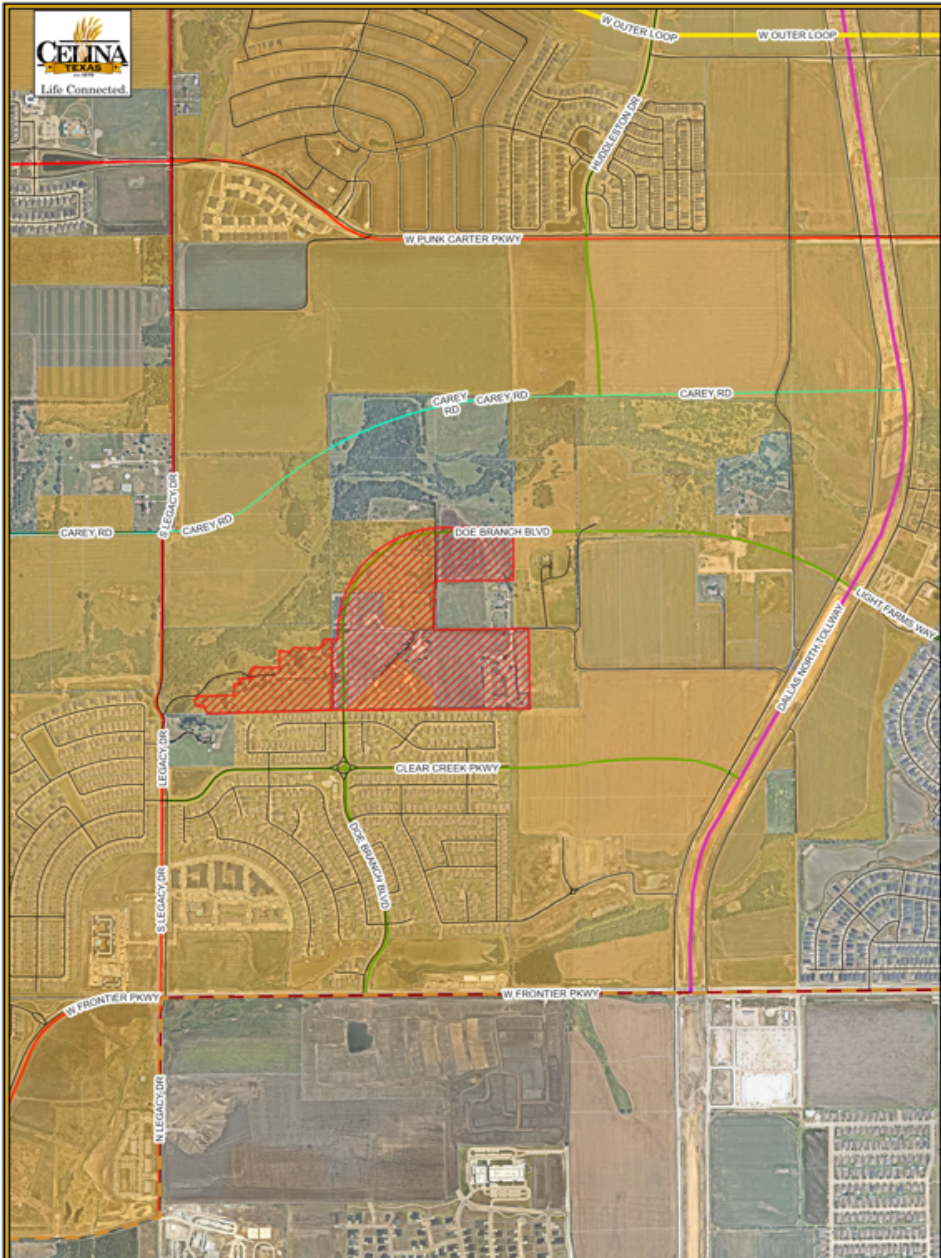
CREEKBEND (LEGACY BRANCH)

PD Zoning

Planning & Zoning Commission
August 21, 2025







LOCATION MAP

The subject property is generally located east and west of future Doe Branch Boulevard and 600 feet north of Clear Creek Parkway

BACKGROUND

- The subject property is approximately 91 acres, and located within both the City Limits and the Extraterritorial Jurisdiction (ETJ)
- Approximately 40 acres are within City Limits, and zoned Agriculture District (AG)
- Approximately 51 acres are within the ETJ
- The City approved and entered into a Development Agreement, approved by the City Council in 2024, that outlined the future annexation and zoning for the property
- The applicant's request is to zone the entire property to a Planned Development (PD) that conforms to the approved Development Agreement

OVERVIEW

- The Development Agreement contemplates single-family uses with a base of Single-Family Residential Detached District (SF-R)
- The following lot mix is proposed:
 - 50' wide lots
 - 60' wide lots (30% minimum)
 - No alleys proposed
- The lots adjacent to the Creeks of Legacy neighborhood are required to be a minimum of 60' wide lots
- No multi-family uses are proposed

POLICY CONSIDERATIONS

- The request is in conformance with the previously approved Development Agreement
- The project brings 51 acres into City limits
- A new neighborhood with open space and trails meets several key benchmarks within the Comprehensive Plan

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in September
- Staff recommends approval, as presented, per the governing Development Agreement

DRAFT DEVELOPMENT REGULATIONS

Concept Plan

The Property shall generally develop in accordance with the attached Concept Plan. The Concept Plan displays the general location and configuration of land uses, arterials, and other area features. Minor modifications due to the final engineering and design of the project (including changes to street layouts), and minor changes to the boundaries and configuration of each land use area, amenity center, and park are permitted at the time of platting and shall be administratively approved by the Director of Development Services if such modifications otherwise comply with these Development Standards. The City Manager of the City may administratively approve any amendments to the Concept Plan that the City Manager deems in his/her reasonable discretion to be minor in nature. All other modifications to the original Concept Plan, such as major relocations of land uses, shall require a revision to the governing Planned Development district zoning.

The Development shall comply with the Neighborhood Vision Book, unless modified in these Development Standards.

Architecture

The subject property is an architecturally, historically, and culturally significant tract of land uses that is meaningfully located; thus, all structures shall abide by the City's architectural standards, as may be amended, with the exception that as an alternative to the exterior building materials required herein, all structures may, upon approval in writing of the exterior elevations by the City's Director of Development Services, adhere to architectural standards with characteristics of hill country, modern farmhouse, and transitional architecture as defined herein.

A modern farmhouse architectural style typically incorporates vertical cementitious fiber-board into the elevations, mixed with another heavy masonry material such as brick or stone.

A hill country architectural style typically incorporates 3-step stucco into the elevations, mixed with at least one other heavy masonry material such as brick or stone.

A transitional architectural style incorporates a variety of brick, stone, stucco, and cementitious fiber-board into the elevations, mixed with at least one other heavy masonry material such as brick or stone.

Open Space, Trails, & Amenities

The Developer shall construct and install the following:

- 12' concrete trail will be provided through the linear park system, generally as depicted in the Concept Plan.
- 8' trails/sidewalks to connect amenity areas as shown on Concept Plan.
- Open Space/HOA amenities, including possible fire pits, grills, sitting areas, etc., dog park,

playgrounds, and other amenities to be presented by the Developer and approved by the City at the time of Final Plat. All amenities will be contained within the proposed open spaces/amenity areas.

- Centralized amenity park/open space areas as generally shown, will serve as amenity for this single-family detached development.
- Open space areas adjacent to the future City Regional Park as shown.

All landscape setbacks, sidewalks, and screening shall comply with Zoning Ordinance. A Homeowners’ Association (HOA) shall be responsible for maintenance and operation of private open space, parks, trails, and amenities.

Zoning

The base zoning shall be SF-R, Single-Family Residential Detached District, as found in the Zoning Ordinance, Subdivision Ordinance, and other applicable regulations. The Development shall abide by all City regulations, and as may be amended, except as follows:

Lot Regulations for SF-R

The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

- Lots 50’ and wider do not require an alley. Lots less than 50’ in width require an alley.
- Lot counts shown on the Concept Plan are conceptual. Density allowed up to a maximum of 4.0 lots/acre. However, lot size mix must meet the following standards:

	Smallest Lot Size	Large Lot Size(s)
Min. Width	50’	60’
Lot % (Min/Max)	50% Min.	30% Min.

- Minimum lot size variation is 5.0’ between 50’ and 60’ products.
- Lots adjacent to the Creeks of Legacy neighborhood to the south shall be no less than 60’ in width.
- Front and rear yard setbacks shall be the following:
 - Front/rear yards for 50’ and 60’ lots shall total at least 40’.
- For all residential types, the following general area regulations apply:
 - The lot widths are measured along the arc of the front building line.
 - For cul-de-sac and eyebrow lots, the minimum lot width measured at the right-of-way line shall be 35’.



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Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Victoria Kiker, Senior Planner
CC: Madhuri Mohan, Planning Director
Date: August 21, 2025
Re: Glen at Uptown - PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 41 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning, and modified development standards; generally located at the southeast corner of future Celina Parkway and future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Glen at Uptown – PD Zoning)

Background Information:

This request is for the zoning of approximately 41 acres, generally located at the southeast corner of future Celina Parkway and future O'Brien Drive, within the City's Extraterritorial Jurisdiction (ETJ). The property is governed by a Development Agreement approved by the City Council in July 2025. The applicant requests to annex and zone the property to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning, per the Development Agreement. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

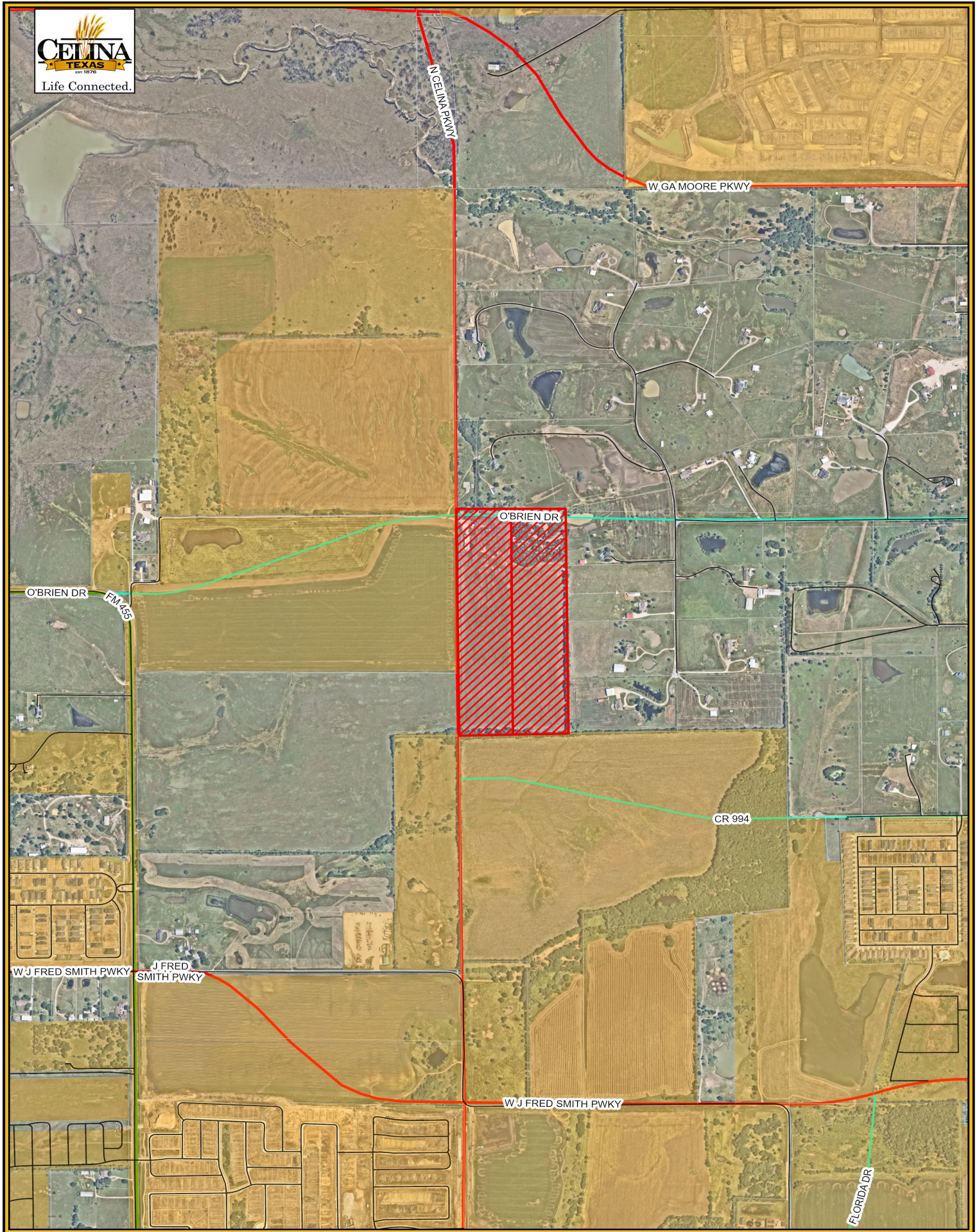
1. Location Map
2. Staff Presentation
3. Draft Development Regulations

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

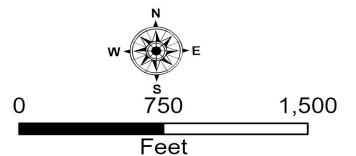


Legend

- City Limits
- Roads
- Parcels
- Subject Property

25-Z-12 Glen at Uptown - Zoning Location Map City of Celina

7/24/2025

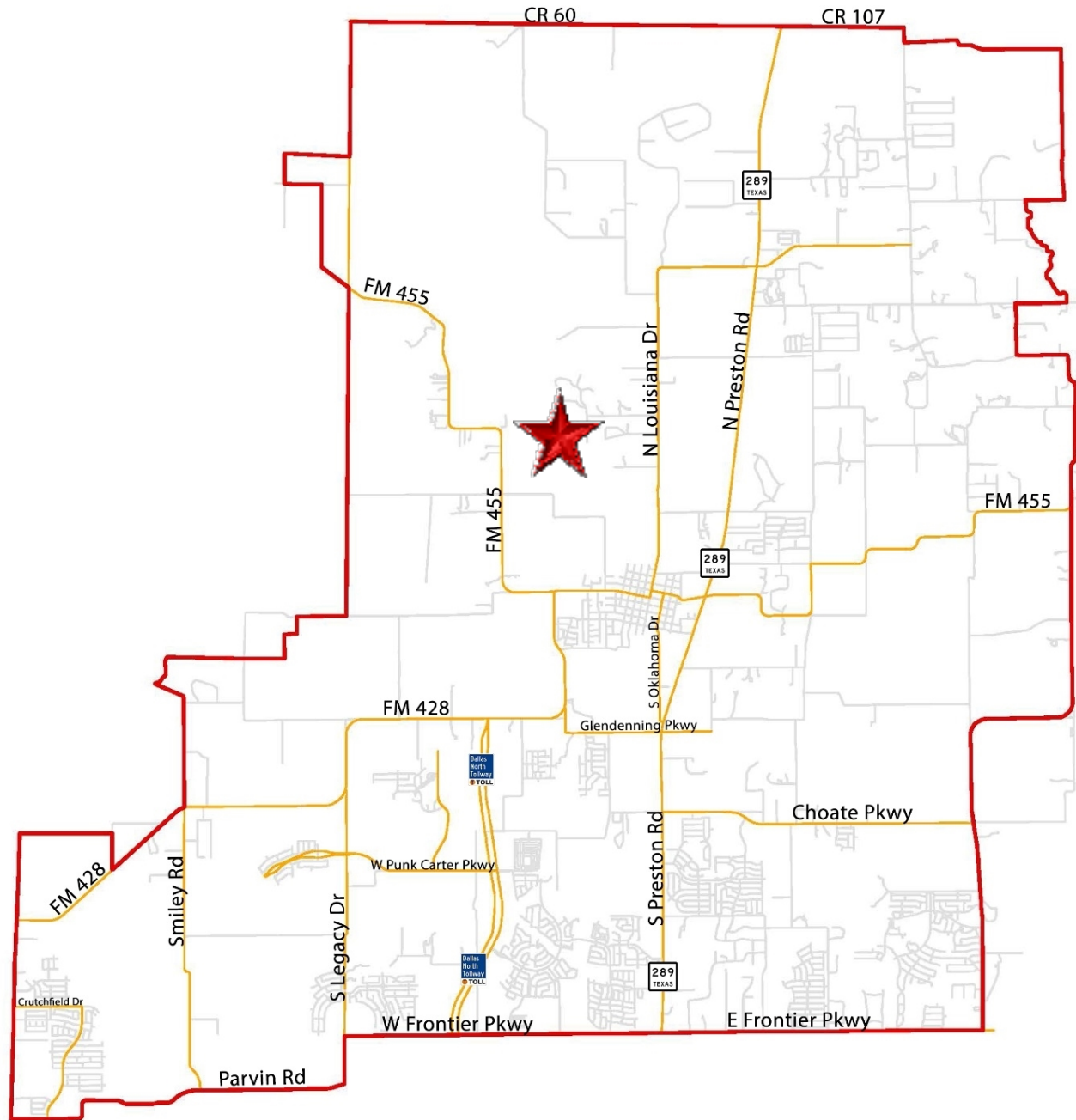


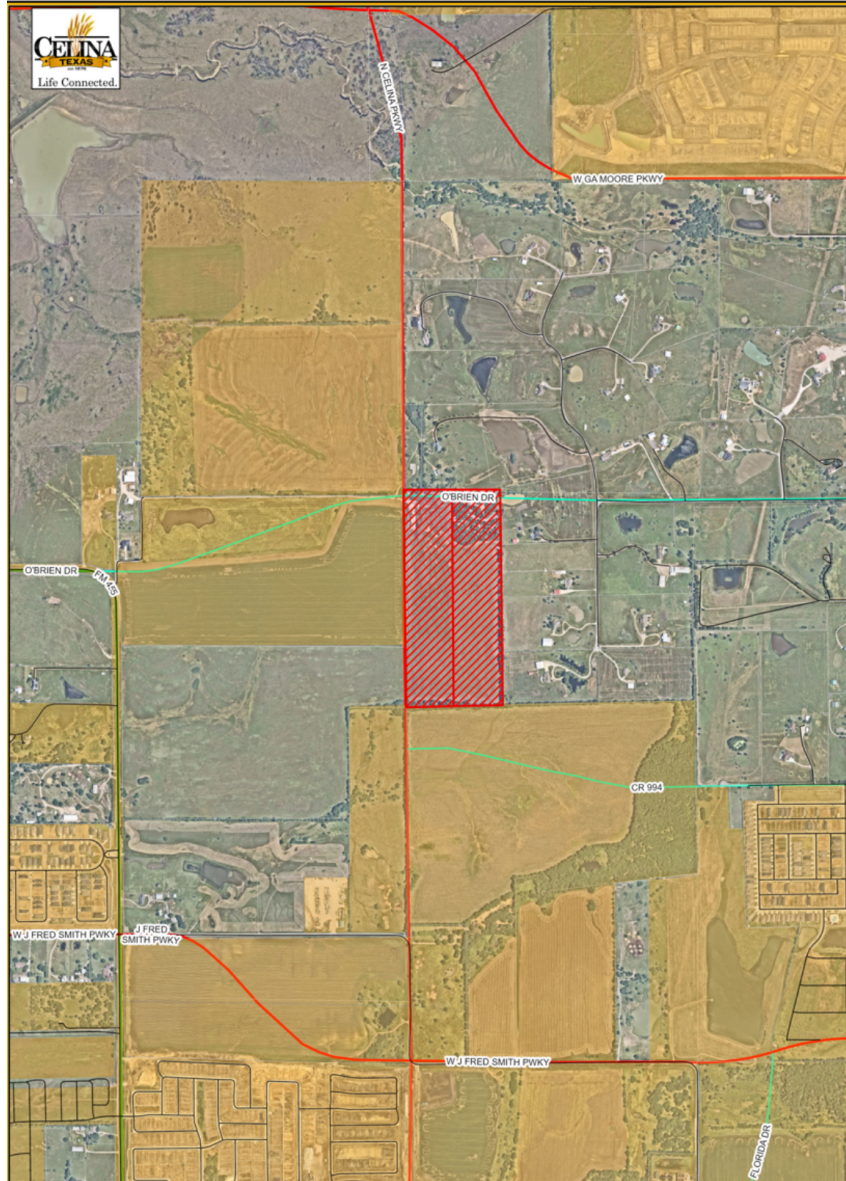
GLEN AT UPTOWN

PD Zoning

Planning & Zoning Commission
August 21, 2025







LOCATION MAP

The subject property is generally located at the southeast corner of future Celina Parkway and future O'Brien Drive

BACKGROUND

- The subject property is approximately 41 acres
- The applicant is proposing to develop an extension of a new single-family neighborhood
- A Development Agreement was approved by the City Council in July 2025 that outlines the future annexation and zoning for the property
- The applicant's request is to zone the property to a Planned Development (PD) that conforms to the approved Development Agreement

CONCEPT PLAN

SINGLE-FAMILY SUMMARY:

	<i>LAND USE</i>	<i>UNITS</i>	<i>% OF UNITS</i>
	70' x 130'	+/- 26	21%
	60' x 120'	+/- 46	37%
	50' x 120'	+/- 53	42%
	Total	+/- 125	100%



OVERVIEW

- The Planned Development contemplates an extension of single-family uses with a base of Single-Family Residential Detached District (SF-R)
- The following lot mix is proposed:
 - 50' wide lots (60% max.)
 - 60' wide lots
 - 70' wide lots (10% min.)
 - No alleys proposed
- The project is within the 3.5 density cap of the Zoning Ordinance

POLICY CONSIDERATIONS

- The request is in conformance with the previously approved Development Agreement
- The request brings 41 acres into the City Limits
- City standards apply (architecture, landscape, etc.)
- A new neighborhood does not conflict with the City's long-range plans
- No multi-family is proposed

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in September
- Staff recommends approval as presented

DRAFT DEVELOPMENT REGULATIONS

Development of the subject property shall abide by all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as they exist or may be amended.

The property is zoned a Planned Development (PD) with a base zoning of Single-Family Residential, Detached District (SF-R), with the following modified regulations:

Concept Plan

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of major thoroughfares and zoning classifications, all of which can be adjusted for pragmatic purposes at time of permitting. Such modifications shall not be unreasonably withheld but are subject to review and approval by the Director of Development Services. Nothing on the Concept Plan precludes the administration of Engineering requirements, such as detention, right-of-way dedication, or any other design regulation.

Zoning

- The lot mix shall be per the table below:

	Smallest Lot Size	Medium Lot Size	Largest Lot Size
Min. Width	50'	60'	70'
Lot % (Min/Max)	60% Max.	N/A	10% Min.

- Rear entry alley-loaded garages shall not be required, and front-loading garages are allowed.

Open Space, Trails, and Amenities

- The centralized open space area as generally shown, will serve as the amenity, with a minimum of two of the following elements incorporated (dog park, playground, splash pad, pavilion, improved picnic areas or enhanced gathering areas, or comparable element determined during Plan Review)

Architecture

- The subject property is an architecturally, historically, and culturally significant tract of land uses that is meaningfully located; thus, all structures shall abide by the City's architectural standards, and as may be amended.



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Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Victoria Kiker, Senior Planner
CC: Madhuri Mohan, Planning Director
Date: August 21, 2025
Re: 310 S Texas - Major Modification

Action Requested:

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 a law office; generally located at the northeast corner of Oak Street and Texas Drive, within the Downtown Code, Gateway East District. (310 S Texas - Major Modification)

Background Information:

This request is for a Major Modification to the design standards in the Downtown Code, in order to allow for the development of a law office. Major Modifications are significant deviations from the base Downtown Code that do not qualify as Minor Modifications, and are reviewed by the Planning & Zoning Commission with final approval by the City Council, to determine the appropriateness of a proposal. The applicant is seeking a Major Modification from the Downtown Code, as the proposed building does not meet the minimum specific dimensions required for the building type. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

1. Location Map
2. Staff Presentation

Financial Consideration:




N/A

Staff Recommendation:

Staff recommends approval as presented.

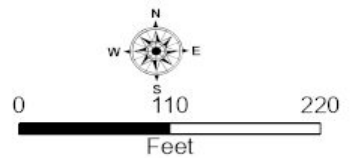


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**25-MM-01 310 S Texas (Office)
- Major Modification
Location Map**

8/4/2025

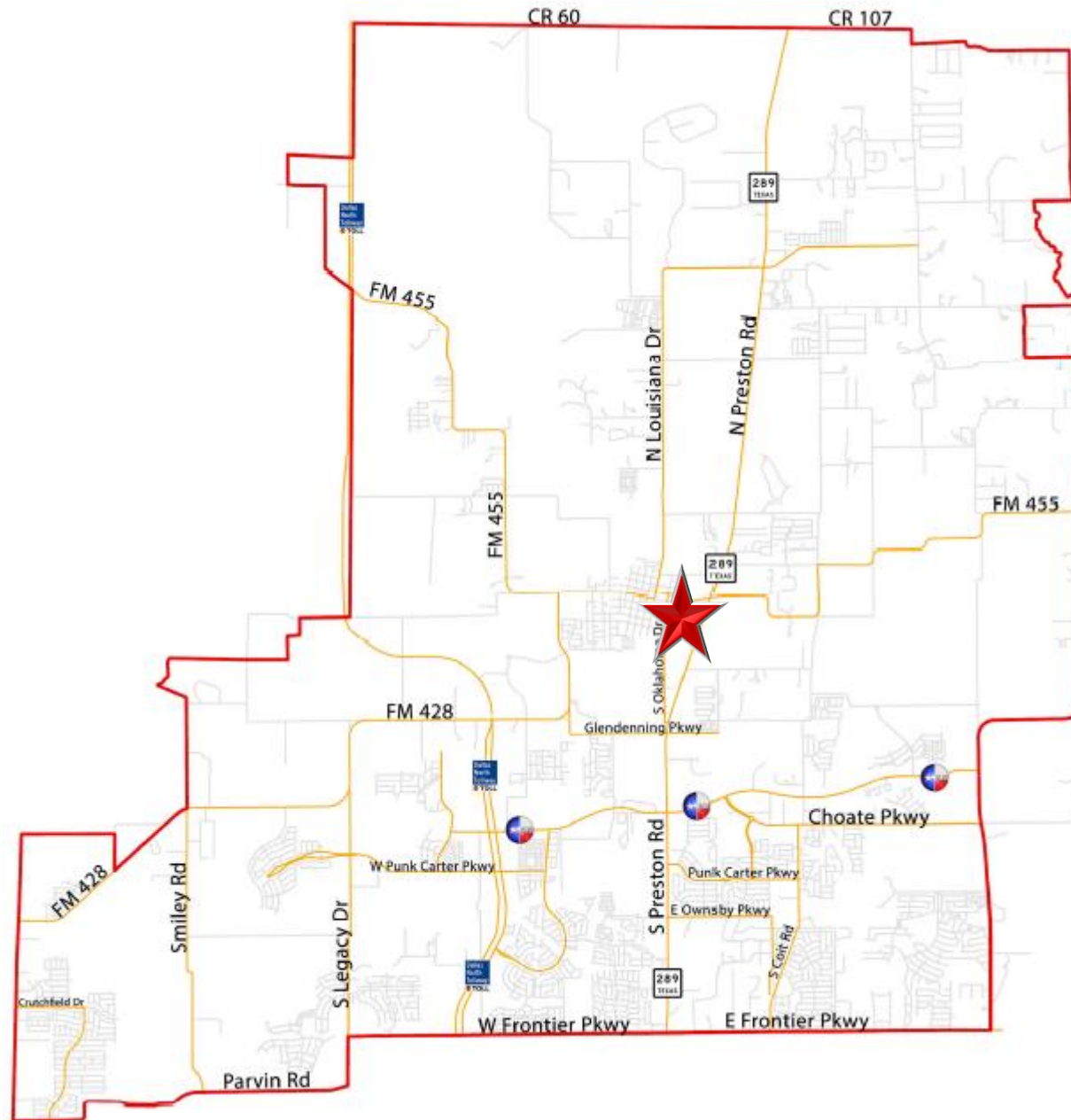


310 S. TEXAS

Major Modification

Planning & Zoning Commission
August 21, 2025







LOCATION MAP

The subject property is located in the Gateway East District

MAJOR MODIFICATION OVERVIEW

- Significant deviations from the base Downtown Code that do not qualify as Minor Modifications
- Can be either design related or land use in nature
- Reviewed by P&Z with final approval authority by the City Council
- Require the same public hearing notifications and processes as zoning changes
- The purpose is to determine the appropriateness of a proposal with the City having broad discretionary approval in conformance with the vision outlined in the Downtown Master Plan and the design principles of the Downtown Code

BACKGROUND

- There is no existing building on site
- The Downtown Code requires new construction to adhere to the Texas Historic Architectural Style, characteristic of buildings constructed between 1890 and 1930
- The applicant has identified their proposed building type as ‘Main Street Small Building Type’
- The applicant has proposed a building that does not meet the specific dimensions of “Main Street Small Building Type”
- The applicant is seeking a Major Modification from the Downtown Code dimension requirements in order to construct the building as proposed

PROPOSED ELEVATIONS



PROPOSED ELEVATIONS



PROJECT OVERVIEW

- The proposed modifications:

Building Form	Main Street Small Building Type Standards	Proposed Design
(A) Width	30'-115'	24' (non-compliant)
(B) Depth	50'-120'	36' (non-compliant)

The DTC only permits the Director to approve variations of up to 10% of the code requirements. Major Modifications are required for requests greater than 10%

CURRENT CONDITIONS



April 2023



October 2024

POLICY CONSIDERATIONS

- The development of this property helps diversify the tax base
- The proposed renderings meet the Downtown's faux-historic requirement
- The Downtown Code allows greater architectural flexibility further from the downtown core
- The requested modifications meet the vision of the Downtown Master Plan and are numerically minor

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in September
- Staff recommends approval as presented