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**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: 8/14/25 at 8:30AM and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."



Staff Liaison