



Life Connected.

**PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, OCTOBER 16, 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. **EXECUTIVE SESSION:**
As authorized by Section 551.071 of the Texas Government Code, the Regular Meeting may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein. (Closed to Public as Provided in the Texas Government Code.)
 - A. Discussion regarding state law changes (Senate Bill 840, Senate Bill 15, and Senate Bill 2477).
- III. **OPEN FORUM:**
Open Forum is for information only. If you wish to speak, please sign one of the “Speaker Cards” and present it to Staff prior to the beginning of the Planning & Zoning Commission meeting. Speakers are limited to three (3) minutes. The Planning & Zoning Commission 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 Staff for distribution to the Planning & Zoning Commission.
- IV. **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.
 - A. Training Overview by the City Secretary’s Office.

Reconvene to the Council Chambers.
 - B. Presentation of the Scenic City Award.
 - C. Discussion regarding Accessory Structures Ordinance.
- V. **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 September 18, 2025, Planning & Zoning Commission meeting.

VI. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon a request to zone approximately 9 acres to a Planned Development (PD) with Commercial, Office, and Retail District (C) base zoning, and modified development standards; generally located along future Legacy Drive and approximately 2,000 feet north of future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (NextGen Celina Senior Living – PD Zoning)
- B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 6 acres of land; generally located at the northeast corner of future J Fred Parkway and Louisiana Drive, within City Limits. (LC Services – Development Agreement)
- C. Conduct a public hearing to consider and act upon a request to zone an approximately 232.844 acre tract of land legally described as A0211A Cowan, TR 11, OLD DCAD Sheet 1, TR #9, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52877; a 5.0 acre tract of land legally described as A0211A COWAN, TR 12E(2), Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #259466; and a 2.0 acre tract of land legally described as A0211A Cowan, TR 12, OLD DCAD Sheet 1, TR #16, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52883 to Agricultural District (AG), within City Limits. (Property ID 52877, 259466, 52883 – Zoning)
- D. Conduct a public hearing to consider and act upon a request to zone an approximately 10.51 acre tract of land legally described as A0211A COWAN, TR 20, OLD DCAD SHT 1, TR #10, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52943 to Agricultural District (AG), within City Limits. (Property ID 52943 – Zoning)
- E. Conduct a public hearing to consider and act upon a request to zone an approximately 10.3 acre tract of land legally described as A0211A COWAN, TR 33, OLD DCAD SHT 2, TR #3, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52949 to Agricultural District (AG), within City Limits. (Property ID 52949 – Zoning)
- F. Conduct a public hearing to consider and act upon a request to zone an approximately 10.0 acre tract of land legally described as A1106A A. RAY, TR 4, OLD DCAD TR #3E,4E,5E, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #84822 to Agricultural District (AG), within City Limits. (Property ID 84822 – Zoning)
- G. Conduct a public hearing to consider and act upon a request to zone an approximately 9.0 acre tract of land legally described as EASTERN HILLS ESTATES LOT 3, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #191267 to Agricultural District (AG), within City Limits. (Property ID 191267 – Zoning)
- H. Conduct a public hearing to consider and act upon a request to zone an approximately 5.69 acre tract of land legally described as EASTERN HILLS ESTATES LOT 4, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #195307 to Agricultural District (AG), within City Limits. (Property ID 195307 – Zoning)
- I. Conduct a public hearing to consider and act upon a request to zone an approximately 2.0 acre tract of land legally described as A0211A COWAN, TR 12E(1), Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #254098 to Agricultural District (AG), within City Limits. (Property ID 254098 – Zoning)
- J. Conduct a public hearing to consider and act upon a request to zone an approximately 18.143 acre tract of land legally described as ABS A0170 COLLIN COUNTY SCHOOL LAND #15 SURVEY, SHEET 2, TRACT 19, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #992135 to Agricultural District (AG), within City Limits. (Property ID 992135 – Zoning)
- K. Conduct a public hearing to consider and act upon a request to zone an approximately 4.0150 acre tract of land legally described as PRESTON 450 ADDITION, LOT 39, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #1498114; and an approximately 5.28 acre tract of land legally described as ABS A0653 M E P & P R Y CO SURVEY, TRACT 18, Collin County, Texas, as further identified in the Collin County Appraisal

- District as Property ID #1584501 to Agricultural District (AG), within City Limits. (Property ID 1498114, 1584501 – Zoning)
- L. Conduct a public hearing to consider and act upon a request to zone an approximately 8.816 acre tract of land legally described as ABS A0380 W H HERRON SURVEY, TRACT 14, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #1725734; and an approximately 10.5 acre tract of land legally described as ABS A0380 W H HERRON SURVEY, TRACT 8, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2121068 to Agricultural District (AG), within City Limits. (Property ID 1725734, 2121068 – Zoning)
- M. Conduct a public hearing to consider and act upon a request to zone an approximately 24.086 acre tract of land legally described as ABS A1030 JONATHAN WESTOVER SURVEY, SHEET 1, TRACT 9, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2122500 to Agricultural District (AG), within City Limits. (Property ID 2122500 – Zoning)
- N. Conduct a public hearing to consider and act upon a request to zone an approximately 3.117 acre tract of land legally described as ABS A0168 COLLIN COUNTY SCHOOL LAND #16 SURVEY, SHEET 1, TRACT 76, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507331; an approximately 2.715 acre tract of land legally described as ABS A0168 COLLIN COUNTY SCHOOL LAND #16 SURVEY, SHEET 1, TRACT 77, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507332; an approximately 2.15 acre tract of land legally described as ABS A0168 COLLIN COUNTY SCHOOL LAND #16 SURVEY, SHEET 1, TRACT 78, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507333; and an approximately 3.011 acre tract of land legally described as ABS A0168 COLLIN COUNTY SCHOOL LAND #16 SURVEY, SHEET 1, TRACT 79, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507334 to Agricultural District (AG), within City Limits. (Property ID 2507331, 2507332, 2507333, 2507334 - Zoning)
- O. Conduct a public hearing to consider and act upon a request to zone an approximately 3.23 acre tract of land legally described as ABS A0779 LEVIN ROUTH SURVEY, TRACT 12, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2647903 to Agricultural District (AG), within City Limits. (Property ID 2647903 – Zoning)
- P. Conduct a public hearing to consider and act upon a request to zone an approximately 39.437 acre tract of land legally described as ABS A0380 W H HERRON SURVEY, TRACT 9, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2688521 to Agricultural District (AG), within City Limits. (Property ID 2688521 – Zoning)
- Q. Conduct a public hearing to consider and act upon a request to zone an approximately 8.376 acre tract of land legally described as ABS A0170 COLLIN COUNTY SCHOOL LAND #15 SURVEY, SHEET 2, TRACT 11, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2714384 to Agricultural District (AG), within City Limits. (Property ID 2714384 – Zoning)
- R. Conduct a public hearing to consider and act upon a request to zone an approximately 16.369 acre tract of land legally described as ABS A0380 W H HERRON SURVEY, TRACT 26, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2741350 to Agricultural District (AG), within City Limits. (Property ID 2741350 – Zoning)
- S. Conduct a public hearing to consider and act upon a request to zone an approximately 77.32 acre tract of land legally described as ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 22, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #962612 to Agricultural District (AG), within the Extraterritorial Jurisdiction. (Property ID 962612 – Zoning)

VII. 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
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan, Assistant Director of Development Services
CC: Dusty McAfee, Director of Development Services
Date: October 16, 2025
Re: Discussion regarding Accessory Structures Ordinance.

Action Requested:

Discussion regarding Accessory Structures Ordinance.

Background Information:

The maintenance of existing ordinances is considered routine in order to maintain a healthy and functional regulatory framework. The current accessory structure standards were adopted in 2019. This update is intended to establish minimum standards for accessory structures to enhance property values and quality of life.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation
2. Draft Zoning Ordinance
3. Draft Zoning Ordinance - Redline

Financial Consideration:

N/A

Staff Recommendation:

N/A

ACCESSORY STRUCTURES

ORDINANCE UPDATE

Planning & Zoning Commission – Work Session
October 16, 2025



BACKGROUND

- Maintenance of existing ordinances is considered routine in order to maintain a healthy and functional regulatory framework
- Accessory structure standards were adopted with the 2019 rewrite of the Zoning Ordinance
- Intended to establish minimum standards for accessory structures to enhance property values and quality of life
- Contractors for pools and accessory structures routinely ask for less confusing regulations

TIMELINE

- October P&Z – discussion
- November Council – discussion
- December P&Z – public hearing
- January Council – public hearing & adoption

BASICS OF ACCESSORY STRUCTURE STANDARDS

- Structures must meet setback and dimensional requirements
- Structures must be incidental to the primary use
- Permit required for any structure over 120 square feet

PROPOSED REVISIONS

- The redline of proposed changes is in the packet
- Clarified internal policy where possible to improve customer service and understanding
- Eliminated platitude-type language that did not add value or could not be enforced
- Eliminated repetitive language
- Simplified standards for accessory structures

NEXT STEPS

- ~~October P&Z – discussion~~
- November Council – discussion
- December P&Z – public hearing
- January Council – public hearing & adoption

Section 14.01.115 Zoning Ordinance Definitions

Accessory Structure. Any structure, either attached or detached from the main building, the use of which is incidental to that of the main structure and located on the same lot. Accessory structures include, but are not limited to, patio covers, arbors, gazebos, cabanas, outdoor kitchens, recreational fire enclosures, trellis, ground mounted solar panels/devices, and structures/sheds or the like. A permit is required for accessory structures. (See Section 14.03.201 *Accessory Uses, General Information & Regulations* and Section 14.03.202 *Accessory Uses, Specific Accessory Structures*, respectively, for regulations)

Section 14.01.306 Site Plan Approval.

- (a) ***Applicability.*** Site plan review is required for non-residential development, multi-family development having four (4) or more dwelling units, mobile home parks, parking lot development (reconstruction and reconfiguration), and as otherwise required by the Director. Site plan approval is required prior to issuance of a building permit in order to ensure compliance with all provisions of the Zoning Ordinance, the Comprehensive Plan, the Thoroughfare Plan, and other applicable ordinances of the City of Celina.

Section 14.02.405 AG, Agricultural Zoning District.

- (a) ***Height & Area Regulations.*** The height of buildings, the minimum dimensions of lots and yards, and the minimum lot area permitted on any lot in Agricultural district shall be as follows:
 - (1) ***Setback for agricultural buildings.*** Agricultural accessory structures that contain livestock shall be set back from any single-family district a minimum of 100 feet.
- (b) ***Other Applicable Regulations.***
 - (1) ***Agricultural fencing.*** If livestock (animals typically kept in pastures and/or stables and not in the home), then the restriction for fencing within the front yard setback shall not apply. Barbed wire is allowed on undeveloped land and for containment of livestock, but shall be removed at time of development. (see Article 14.04, Part Three, *Screening Walls & Fencing*).

ARTICLE III – USE REGULATIONS
PART TWO, ACCESSORY STRUCTURES

Section 14.03.201 General Information and Regulations for Accessory Structures.

- (a) **Definition.** An accessory building is defined as any structure, either attached or detached from the main dwelling or commercial building, the use of which is incidental to that of the main structure and located on the same lot. Accessory structures include, but are not limited to, detached garages and carports, patio covers, arbors, gazebos, cabanas, outdoor kitchens, recreational fire-pits, sheds, ground mounted solar panels/devices, and other enclosures. Agricultural accessory buildings include barns, stables, coops, or any enclosure designed to accommodate farming or ranching supplies, livestock, or fowl. Fences are not included in this definition of “accessory structure.”
- (b) **Permit Required.** An accessory structure that is less than or equal to 120 square feet (approximately 10’ X 12’) in size shall not be required to obtain a building permit, but shall meet all height and setback requirements of this article. An accessory structure that is greater than 120 square feet in size OR any size structure that is attached to the main building shall be required to have a building permit, be inspected by the City, and meet the requirements of this article. Any installation that involves trade related construction (M.E.P.) requires a building permit.
- (c) **General Provisions.**
 - (1) **Attached structures.** Any enclosed structure that is attached to the principal building shall be considered an addition and shall comply with all the requirements for the principal structure, unless otherwise provided herein.
 - (2) **Detached structures.** Detached structures shall comply with the requirements set out in this article and may not be located in the front yard or between the primary structure and any street.
 - (3) **Residential Fences.** The smooth side of residential wooden fences must face outward with the posts on the inside.
 - (4) **Easements.** Accessory buildings shall not be located within or over an easement or right-of-way, unless approved in writing by the holder of the easement.
 - (5) **Not allowed in front yard.** Accessory structures shall not be located in the front yard area. This excludes temporary uses such as basketball hoops, bike, or skateboard ramps, or other moveable recreational devices. However, any such device shall be located entirely within the boundaries of the private property and shall not be placed in the right-of-way, the street, the sidewalk, or the parkway (defined as the grassy area between the sidewalk and the curb).
 - (6) **Utility lines.** All associated service and utility lines shall be buried.
 - (7) **Commercial Operations.** Accessory structures shall abide by the land uses allowed in the base zoning district. Commercial uses are not allowed in accessory structures and must occupy permanent structures.
 - (8) **Approval.** Building permits are approved by Building Services.
- (d) **General Development Standards for Accessory Buildings.**

ARTICLE III, TABLE 3			
Standards for Accessory Buildings			
MAXIMUM NUMBER, TYPE, AND SQUARE FOOTAGE PER LOT SIZE in RESIDENTIAL DISTRICTS			
	Less than one acre	1-3 acres	Greater than 3 acres
Max number of accessory structures	3	5	No limit
Max square footage of all accessory structures	600 or 25% of house square footage, whichever is greater	8,000	25,000

- (e) **Architectural Standards for Accessory Buildings.**
 - (1) Permanent and/or engineered foundations may be required per the adopted International Code.

- (2) Accessory structures less than 600 square feet shall be constructed of any material allowed and regulated in the International Building Code adopted by the City, and as amended.
- (3) Accessory structures that are 600 square feet or greater shall generally match the exteriors of the main structure in terms of building materials, percentages of materials, and color.
- (4) Detached garages 250 square feet or greater shall generally match the exteriors of the main structure in terms of building materials, percentages of materials, and color.
- (5) All accessory structures shall be muted shades of color that are subtle, neutral, or earthen tones.
- (6) Greenhouses may be constructed of glass, opaque plastic, and other all-weather material as listed in the adopted International Building Code;
- (7) Residential lots platted prior to 2018 are exempt from architectural standards applying to accessory structures, as are green houses, barns, and other valid agricultural use.

(f) **Setback & Siting Regulations for Accessory Structures.**

- (1) No accessory structures shall be located in front yards and may not be located between the primary structure and the street.
- (2) Accessory structures that are attached to the primary building shall observe the following setbacks:
 - a. Side yard setbacks shall abide by the setback of the governing zoning district.
 - b. Rear yard setback shall be five (5) feet
- (3) Detached accessory structures in residential zoning districts shall observe the following setbacks:
 - i. Typical setback shall be three (3) feet from all property lines.
 - ii. Side yard at corner setback shall be fifteen (15) feet from the property line.
 - iii. When a structure exceeds 250 square feet, a five (5) foot setback from all property lines applies.

Section 14.03.202 Regulations for Specific Accessory Structures.

These regulations supersede any general regulations listed in Section 14.03.201. However, if a standard is not specifically mentioned in the regulations, below, then the regulations stated in Section 14.03.201 apply. Building permits for the accessory structures listed below are approved by the Building Official.

(a) **Accessory Dwelling Unit (ADU) Regulations.**

- (1) An ADU is defined as a subordinate building/structure intended for habitation. ADUs shall not be permitted without a main building or primary use in existence and are subject to zoning district regulations.
- (2) ADUs are prohibited in all zoning districts other than the AG, Agricultural zoning district, SF-E, Single-Family Estate zoning district, or Downtown Code zoning district.
- (3) An ADU may not be sold separately from sale of the entire property, including the primary residential structure;
- (4) Utility services shall be metered by the same meter as that which serves the main structure on the premises;
- (5) ADUs shall abide by the same setback and height as accessory structures.
- (6) ADUs shall abide by Section 14.04.107, Design Standards for Residential Structures.
- (7) The total conditioned square footage of an ADU shall not exceed the square footage of the primary dwelling. An ADU may be attached to or separate from the main dwelling;
- (8) Only one ADU shall be allowed on any lot, and the ADU shall be clearly incidental to the primary residential structure.
- (8) The exterior facades of an ADU shall be consistent with the exteriors of the main structure in terms of building materials, percentages of materials, and color.

(b) **Commercial Accessory Structure Regulations.**

- (1) All structures located in non-residential, commercial, office, retail, industrial, and multi-family zoning districts, and structures associated with such land uses, are considered permanent, commercial buildings and shall obtain all necessary permits and inspections and abide by all applicable codes and masonry regulations.
- (2) Modular storage units, portable on demand storage containers, donation bins, kiosks or stands, cargo containers, and drop-off bins/trailers are considered accessory structures, if permanent. Temporary

structures shall be visually mitigated by being placed outside of setbacks, generally behind the primary structure, outside of required parking and fire lanes, and only in association with seasonal needs or grand openings. The overall number of containers shall be limited to two (2) per lot, unless the scope of the commercial activity requires additional containers to be considered by staff.

- (3) Accessory structures with pervious roofs, such as decorative pergolas or arbors, may be constructed with fire-treated and rot-resistant wooden or comparable material.
- (4) Structures attempting to satisfy shade structure requirements shall utilize a solid, standing seam metal roof.
- (5) Columns shall be encased in masonry that matches the primary building.

(c) **Patios & Flatwork Regulations (Concrete or Pavers).**

- (1) All patios, grading, and other residential flatwork require a building permit. Depending upon the scope of the work, a drainage plan may also be required.
- (2) All new parking, drives, and approaches shall be constructed with concrete to the City's engineering design criteria;
- (3) Any foundation or slab greater than 200 square feet shall be drawn to City standards and may require an engineer's seal;
- (4) Flatwork shall be set back a minimum of three (3) feet from any property line. Flatwork for AC units, trashcans, walkways, pool equipment, or similar installations may be reduced to two (2) feet from the side property line
- (5) Flatwork is not allowed in the front yard area, unless the flatwork is for a driveway for a front-loading garage or a lead walk serving the house. This shall not be interpreted to allow for enlarged driveways, whose width should match the width of the enclosed garage and not be expanded into the side yard setback. J-swing garages shall also be accommodated;
- (6) Nothing within this section allows the creation of a drainage hazard or issue, and all flatwork shall be sloped or graded to drain according to original civil design; and
- (7) Paving is limited to twenty percent (20%) of total lot coverage, including the driveway but not including any patio, walkway, pool deck, sports courts or other paved feature.

(d) **Swimming Pools, Spas, & Hot Tub Regulations.**

- (1) Shall not be located in the front yard area;
- (2) Any in-ground installation shall be a minimum five (5) feet from any property line, retaining wall, and buildings. Anything closer than five (5) feet will require an engineered plan or meet the requirements of the International Pool and Spa Code as adopted with amendments.
- (3) Associated decking or flatwork shall be a minimum three (3) feet from any property line.

(e) **Temporary Building Regulations.**

- (1) Churches, cities, and public schools, regardless of the zoning district, may have a maximum of five (5) portable or modular buildings at any given time that are secondary to the primary facilities.
- (2) Portable or modular buildings utilized by churches, cities, and public schools are exempt from the Architectural Standards listed in this Article.
- (3) The siting of temporary buildings shall be selected to minimize visibility from the public right-of-way.
- (4) Skirting for the temporary building is required, as is concrete pedestrian access, in addition to any required ramps.
- (5) A stabilizing foundation in compliance with the approved building code shall be provided or appropriate tie-down systems, as approved by the Fire Department.
- (6) All buildings shall be perpetually maintained and repaired in a safe, reasonably attractive condition by the property owner in a manner that protects against the elements, is structurally safe, and corrects any visual ills or other problems.

Section 14.03.501 The following temporary land uses require specific conditions to be met prior to the issuance of a building permit. These land uses are listed as C, Conditions Required, in the Schedule of Uses, since they shall meet the specific regulations listed below for each use prior to being issued a building permit.

(b) Construction Yard or Field Office Regulations, Temporary.

- (1) A “field office” is defined as a temporary building or structure used in connection with a development or construction project.
- (2) A “construction yard” is associated with a field office and contains equipment and/or vehicles necessary for construction.
- (3) A “sales office” is defined as a temporary building or structure that is open to the public and must provide ADA access and paved parking.
- (4) Electrical connections shall be supplied by overhead or underground access – no open wiring lying directly on the ground shall be allowed.
- (5) The Director shall determine whether or not the proposed location is appropriate and setbacks have been observed.
- (6) The Director shall determine whether the requested timeframe is appropriate.
 - i. Temporary permits for "temporary buildings" shall be issued for a period of time not to exceed 18 months.
 - ii. Extensions may be granted only by the Director.

Section 14.01.115 Zoning Ordinance Definitions

Accessory Structure. Any structure, either attached or detached from the main building, the use of which is incidental to that of the main structure and located on the same lot. Accessory structures include, but are not limited to, patio covers, arbors, gazebos, cabanas, outdoor kitchens, recreational fire enclosures, trellis, ground mounted solar panels/devices, and structures/sheds or the like. A permit is required for ~~many~~ accessory structures. (See Section 14.03.201 *Accessory Uses, General Information & Regulations* and Section 14.03.202 *Accessory Uses, Specific Accessory Structures*, respectively, for regulations)

~~*Accessory Structure, Agricultural Use.* A structure located on an active farm, ranch, or orchard in which livestock, feed, equipment, vehicles, or accessories necessary for the running of the business are kept, including but not limited to, barns, silos, sheds, and exercise pavilions.~~

~~*Barn.* A structure intended for storage of products, equipment, and supplies related to the production of livestock and farming. (See Section 14.03.202(b), *Barns & Farm Accessory Structure Regulations*)~~

Section 14.01.306 Site Plan Approval.

- (a) ***Applicability.*** Site plan review is required for non-residential development, multi-family development having four (4) or more dwelling units, mobile home parks, parking lot development (reconstruction and reconfiguration), ~~non-public agricultural buildings, and residential accessory structures~~, and as otherwise required by the Director. Site plan approval is required prior to issuance of a building permit in order to ensure compliance with all provisions of the Zoning Ordinance, the Comprehensive Plan, the Thoroughfare Plan, and other applicable ordinances of the City of Celina.

Section 14.02.405 AG, Agricultural Zoning District.

- (a) ***Height & Area Regulations.*** The height of buildings, the minimum dimensions of lots and yards, and the minimum lot area permitted on any lot in Agricultural district shall be as follows:
- (1) ***Setback for agricultural buildings.*** Agricultural accessory structures that contain livestock shall be set back from any single-family district a minimum of 100 feet.
- (b) ***Other Applicable Regulations.***
- (1) ***Agricultural fencing.*** If livestock (animals typically kept in pastures and/or stables and not in the home), then the restriction for fencing within the front yard setback shall not apply. Barbed wire is allowed on undeveloped land and Fences suitable for containment of livestock, but shall be removed at time of development. ~~(but not barbed wire or razor wire) shall be allowed along the property boundary~~ (see Article 14.04, Part Three, *Screening Walls & Fencing*). ~~Notwithstanding the above, barbed wire fencing may be allowed on undeveloped tracts of land over three (3) acres in size to contain livestock.~~

ARTICLE III – USE REGULATIONS

PART TWO, ACCESSORY STRUCTURES

Section 14.03.201 General Information and Regulations for Accessory Structures.

- (a) **Definition.** An accessory building is defined as any structure, either attached or detached from the main dwelling or commercial building, the use of which is incidental to that of the main structure and located on the same lot. Accessory structures include, but are not limited to, detached garages and carports, patio covers, arbors, gazebos, cabanas, outdoor kitchens, recreational fire-pits, sheds, ground mounted solar panels/devices, and other enclosures. Agricultural accessory buildings include barns, stables, coops, or any enclosure designed to accommodate farming or ranching supplies, livestock, or fowl. Fences are not included in this definition of “accessory structure.”
- (b) **Permit Required.** An accessory structure that is less than or equal to 120 square feet (approximately 10’ X 12’) in size shall not be required to obtain a building permit, but shall meet all height and setback requirements of this article. An accessory structure that is greater than 120 square feet in size OR any size structure that is attached to the main building shall be required to have a building permit, be inspected by the City, and meet the requirements of this article. Any installation that involves trade related construction (M.E.P.) requires a building permit.
- ~~(c) **Allowed Accessory Buildings.** Allowed accessory uses are listed in the requirements for each zoning district provided for by this Chapter. However, in general, no commercial uses are allowed in an accessory building. In addition, an accessory structure may only be used for dwelling purposes in the AG, Agricultural, SF-E, Single Family Estate, or OT, Downtown zoning districts and in no case may be rented to a person other than a family member or permanent member of the household staff.~~
- ~~(d) **General Provisions.**~~
- ~~(1) **Attached structures.** Any enclosed structure that is attached to the principal building shall be considered a part thereof an addition and shall comply with all the requirements for the principal structure, unless otherwise provided herein. Unenclosed structures, such as patio covers and gazebos, may encroach into the rear and side yard setback so long as a five (5) foot setback is maintained from all property lines.~~
- ~~(1)~~
- (2) **Detached structures.** Detached structures shall comply with the requirements set out in this article and may not be located in the front yard or between the primary structure and any street.
- (3) **Residential Fences.** The smooth side of residential wooden fences must face outward with the posts on the inside.
- (4) **Easements.** Accessory buildings shall not be located within or over an easement or right-of-way, unless approved in writing by the holder of the easement.
- ~~(5) **Prohibited storage.** Containerized storage, cargo storage, and/or trailer storage shall not be permitted. Notwithstanding the above, temporary storage pods may be placed within a private driveway (but not blocking any portion of the right of way or sidewalk) for a period not to exceed seven (7) days for the purposes of loading or unloading furnishings or other goods.~~
- ~~(6)~~(5) **Not allowed in front yard.** Accessory structures shall not be located in the front yard area. This excludes temporary uses such as basketball hoops, bike, or skateboard ramps, or other moveable recreational devices. However, any such device shall be located entirely within the boundaries of the private property and shall not be placed in the right-of-way, the street, the sidewalk, or the parkway (defined as the grassy area between the sidewalk and the curb).
- ~~(6)~~ **Utility lines.** All associated service and utility lines shall be buried.
- (7) **Commercial Operations.** Accessory structures shall abide by the land uses allowed in the base zoning district. Commercial uses are not allowed in accessory structures and must occupy permanent structures.
- (8) **Approval.** Building permits are approved by ~~the Building Official~~Building Services, ~~following review and approval of the site plan by the Director of Development Services, as applicable.~~

(ed) **General Development Standards for Accessory Buildings.**

ARTICLE III, TABLE 3 Standards for Accessory Buildings MAXIMUM NUMBER, TYPE, AND SQUARE FOOTAGE PER LOT SIZE in RESIDENTIAL DISTRICTS			
	Less than one acre	One acre or greater, but less than 1-3 acres	Three acres or greater than 3 acres
Max number of accessory structures	23	35, plus barn	No limit
Max square footage of all accessory structures	600 or 25% of house square footage, whichever is greater	84,000	2510,000
Max height of accessory structures, measured at eave of structure (other than barns)	10 feet	16 feet	20 feet
Barns allowed (includes other agricultural structures)	No	Yes	Yes
Max square footage of barns	N/A	4,000	10,000
Max height of barns (at ridge line)	N/A	35 feet	35 feet

(fe) **Architectural Standards for Accessory Buildings.** ~~(barn structures and greenhouses excluded — see Section 14.03.202 (b) and (f), for specific regulations related to barns and greenhouses, respectively).~~

- ~~(1) — Permits are required for all accessory structures that are greater than 120 square feet.~~
- (1) Permanent and/or engineered foundations may be required per the adopted International Code.
- ~~(2) — Accessory structures less than or equal to 120 square feet are not subject to architectural standards for exterior materials, but shall be properly anchored to the ground per the International Residential Code (IRC).~~
- ~~(3)(2) Accessory structures that are between 121 and 200-600 square feet shall be constructed of wood, treated engineered wood, metal, cementitious fiberboard, brick, stone, or stucco. Materials from the approved list may be combined.~~ any material allowed and regulated in the International Building Code adopted by the City, and as amended.
- ~~(4) — Accessory structures that are between 201 and 600 square feet shall be constructed of treated engineered wood, cementitious fiber board, brick, stone, or stucco that blend and compliment the main structure. In addition, accessory structures between 201 and 600 square feet shall incorporate a brick or stone wainscot (36" in height for structures ≤ 12 feet in height; 48" in height for structures >12 feet in height, measured at the eave) in an exterior material that is generally similar to or blends with the masonry material of the main structure, if applicable. Materials from the approved list may be combined.~~
- ~~(3) — Accessory structures that are greater than 600 square feet or greater shall generally match the exteriors of the main structure in terms of types of building materials, percentages of materials, and color.~~
- ~~(5)(4) Detached garages 250 square feet or greater shall generally match the exteriors of the main structure in terms of building materials, percentages of materials, and color.~~
- ~~(5) — All accessory structures shall be muted shades of color that are subtle, neutral, or earthen tones.~~
- (6) Greenhouses may be constructed of glass, opaque plastic, and other all-weather material as listed in the adopted International Building Code;
- ~~(7) — earth tones in color.~~

~~(8)(7)~~ Metal buildings require raised or standing seams, minimum 26" gauge, corner trim, pre-installed, baked-in finish that cannot be bold colors. Residential lots platted prior to 2018 are exempt from architectural standards applying to accessory structures, as are green houses, barns, and other valid agricultural use.

(gf) Setback & Siting Regulations for *Most* Accessory Structures.

- (1) No accessory structures shall be located in front yards and may not be located between the primary structure and the street.
- (2) Accessory structures that are attached to ~~a residence or non-residential~~ the primary building shall observe the following setbacks:
 - a. ~~abide by the s~~Side and rear yard setbacks shall abide by the setback of the governing zoning district.
 - a.b. Rear yard setback shall be five (5) feet
- (2)(3) Detached accessory structures in residential zoning districts shall observe the following side yard setbacks:
 - i. Typical side yard setback shall be three (3) feet from all property lines.
 - ii. Side yard setback when also facing a street at corner setback shall be fifteen (15) feet from the property line.
 - ~~iii.~~ When a structure exceeds 250 square feet, a five (5) foot setback from all property lines applies.
- ~~(4)~~ Detached accessory structures in residential zoning districts shall observe the following rear yard setbacks:
 - ~~i.~~ Rear yard setback shall be three (3) feet for structures that are <250 square feet in size, no greater than eight (8) feet at the eave line, and screened from the alley or adjacent property by a solid fence.
 - ~~i.~~ Rear yard setback shall be five (5) feet for structures that are ≥250 square feet in size OR that do not meet the height or fence requirement cited above.
 - ~~ii.~~ setback as the main structure in the governing zoning district.

Section 14.03.202 Regulations for Specific Accessory Structures.

~~(a)~~ These regulations supersede any general regulations listed in Section 14.03.201. However, if a standard is not specifically mentioned in the regulations, below, then the regulations stated in Section 14.03.201 apply. Building permits for the accessory structures listed below are approved by the Building Official, ~~following review of the regulations specified for each type of accessory structure and approval of the site plan by the Director of Development Services, if applicable.~~

(a) Accessory Dwelling Unit (ADU) Regulations.

- (1) An ADU is defined as a subordinate building/structure intended for habitation. ADUs shall not be permitted without a main building or primary use in existence and are subject to zoning district regulations.
- (2) ADUs are prohibited in all zoning districts other than the AG, Agricultural zoning district, SF-E, Single-Family Estate zoning district, or ~~OT~~, Downtown Code zoning district. ~~In these districts, ADUs shall be allowed as an incidental residential use of a primary residential structure, located on the same lot as the primary residential structure, may be occupied only by the residents or guests of the primary residential structure, and shall meet the standards listed herein.~~
- (3) An ADU may not be sold separately from sale of the entire property, including the primary residential structure, ~~and shall not be rented or sublet;~~
- ~~(4)~~ An ADU is not permitted without the primary residential structure;
- ~~(5)(4)~~ Utility services shall be metered by the same meter as that which serves the main structure on the premises, ~~unless otherwise allowed by the Building Official;~~
- (5) ADUs shall abide by the same setback and, height, and architectural regulations ~~as detached garages~~ accessory structures, except that the rear yard setback shall be twenty (20) feet;
- (6) ADUs shall abide by Section 14.04.107, Design Standards for Residential Structures.
- (7) The total conditioned square footage of an ADU ~~is limited to 800 square feet for lots that are less than one-half (½) acre in size. Lots that are one-half (½) acre or greater in area may construct an ADU up to 1,200 square feet if all other regulations are met~~ shall not exceed the square footage of the primary dwelling. An ADU ~~shall be constructed to the rear of the primary residential structure, and may be attached to or separate~~

from the main dwelling ~~(note that ADUs that are attached to the main structure that cause the overall structure to be greater than the threshold set by the Fire Codes may require the entire structure to be sprinklered);~~

~~(8) No ADU or living quarters shall be used or occupied as a place of abode or residence by anyone other than a family member or guest of the owner/occupant of the primary residential structure or a bona fide caretaker, servant or farm worker actually and regularly employed by the landowner or occupant of the main building; and~~

~~(9)~~(8) Only one ADU, including a garage ADU, or servant's/caretaker's quarters, shall be allowed on any lot, and the ADU shall be clearly incidental to the primary residential structure.

(8) The exterior facades of an ADU shall ~~be constructed of a masonry material (brick, stone, stucco) or materials that are generally similar to the materials, percentages, and colors be consistent with the exteriors of the main structure in terms of building materials, percentages of materials, and color.~~ used on the main building or structure.

~~(b) **Barns & Farm Accessory Structure Regulations.**~~

~~(1) Barns are not allowed on lots that are less than one (1) acre in size.~~

~~(1) All farm accessory structures greater than 120 square feet in area require a building permit.~~

~~(2) The site on which a barn is proposed shall be currently classified and in operation as an agricultural enterprise.~~

~~(3) Barns may be constructed of any suitable all-weather material as listed in the adopted International Building Code.~~

~~(4) The height of barns or other farm accessory structures shall not exceed thirty-five (35) feet, measured from the ground to the ridge line.~~

~~(5) The siting of such facilities shall be selected to minimize visibility from the public right of way.~~

~~(6) Commercial operations, or operations open to the general public, are considered commercial enterprises and shall abide by all commercial building regulations and permits.~~

~~(c) **Carport Regulations.**~~

~~(1) Metal support poles required;~~

~~(1) Carports shall have a pitched roof or be sufficiently slanted to drain and shall be attached to the primary residence;~~

~~(2) Carports are prohibited in any front yard;~~

~~(3) Setbacks for carports shall be the same as for the primary structure in the governing zoning district; and~~

~~(4) Manufactured homes may install a carport, which shall be designed to shelter a maximum of two (2) vehicles, shall not exceed ten (10) feet in height, and shall not be located closer than three (3) feet to any side or rear lot line.~~

~~(d)~~(b) **Commercial Accessory Structure Regulations.**

(1) All structures located in non-residential, commercial, office, retail, industrial, and multi-family zoning districts, and structures associated with such land uses, are considered permanent, commercial buildings and shall obtain all necessary permits and inspections and abide by all applicable codes and masonry regulations.

~~(1)~~(2) Modular storage units, portable on demand storage containers, donation bins, kiosks or stands, cargo containers, and drop-off bins/trailers are considered accessory structures, if permanent. Temporary structures shall be visually mitigated by being placed outside of setbacks, generally behind the primary structure, outside of required parking and fire lanes, and only in association with seasonal needs or grand openings. The overall number of containers shall be limited to two (2) per lot, unless the scope of the commercial activity requires additional containers to be considered by staff.

(3) Accessory structures with pervious roofs, such as decorative pergolas or arbors, may be constructed with fire-treated and rot-resistant wooden or comparable material ~~with Director approval.~~ An open-air pavilion

(4) Structures attempting to satisfy shade structure requirements shall utilize a solid, standing seam metal roof.

(5) Columns shall be encased ~~its columns~~ in masonry that matches the primary building.

~~(e) **Detached Garage Regulations.**~~

~~(1) Front yard setback shall be twenty (20) feet for front-loading garages;~~

- ~~(1) Rear yard setback shall be twenty (20) feet for alley access garages;~~
- ~~(2) Side yard setback shall be twenty (20) feet for garages with access to a side street.~~
- ~~(3) Typical side yard setback shall be five (5) feet;~~
- ~~(4) The size, height, and architectural restrictions are the same as for accessory structures listed in Table A of this Article, except that a minor height waiver for associated pitched roofs may be granted at the discretion of the Director of Development Services; and~~
- ~~(5) An exception to the sixteen (16) foot maximum height for a detached garage may be granted at the discretion of the Director of Development Services for garages that are designed for oversized vehicles, such as RVs, boats, etc. as long as the overall height remains lower than the overall height of the main structure.~~
- ~~(6) The exterior facades of detached garages shall be constructed of a masonry material (brick, stone, stucco) or materials that are generally similar to the materials, percentages, and colors used on the main building or structure.~~

~~(f) **Greenhouse Structure Regulations:**~~

- ~~(1) Greenhouse structures require a building permit if ≥ 120 square feet.~~
- ~~(1) Typical side yard setback shall be three (3) feet;~~
- ~~(2) Side yard setback shall be fifteen (15) feet when facing a street;~~
- ~~(3) Rear yard setback shall be three (3) feet for structures that are < 250 square feet in size, no greater than eight (8) feet at the eave line, and screened from the alley or adjacent property by a solid fence; and~~
- ~~(4) Rear yard setback shall be five (5) feet for structures that are ≥ 250 square feet in size OR that do not meet the height and fence requirement cited above.~~

~~(g) **Patio Cover & Outdoor Room Regulations:**~~

- ~~(1) Patio covers or outside rooms that are attached to the primary structure and are ≤ 250 square feet shall be setback a minimum of three (3) feet of any property line;~~
- ~~(1) Patio covers or outside rooms that are attached to the primary structure and are > 250 square feet shall be setback a minimum of five (5) feet of any property line or the same setback for the primary structure, whichever is greater;~~
- ~~(2) Metal or wood may be used as support structures, but the wood shall be treated or otherwise impervious to rotting;~~
- ~~(3) Open roofing on patio covers and/or outdoor rooms may be constructed of wood beams that have been treated or otherwise impervious to rotting; and~~
- ~~(4) Covered or partially enclosed patios may be connected to the primary structure. However, should the applicant wish to convert the partially enclosed patio into a fully functioning room, the setbacks for the zoning district in which the residence is located shall apply.~~

~~(h) **Patios & Flatwork Regulations (Concrete or Pavers).**~~

- (1) All patios, grading, and other residential flatwork require a building permit. Depending upon the scope of the work, a drainage plan may also be required.
- (2) All new parking, drives, and approaches shall be constructed with concrete to the City's engineering design criteria;
- (3) Any ~~flatwork~~, foundation, or slab greater than 200 square feet shall be drawn to City standards and may require an engineer's seal;
- (4) Flatwork shall be set back a minimum of three (3) feet from any property line. Flatwork for AC units, trashcans, walkways, pool equipment, or similar installations may be reduced to two (2) feet from the side property line;
- (5) Flatwork is not allowed in the front yard area, unless the flatwork is for a driveway for a front-loading garage or a lead walk serving the house. This shall not be interpreted to allow for enlarged driveways, whose width should match the width of the enclosed garage and not be expanded into the side yard setback. J-swing garages shall also be accommodated;
- (6) Nothing within this section allows the creation of a drainage hazard or issue, and all flatwork shall be sloped or graded to drain according to original civil design; and
- (7) Paving is limited to twenty percent (20%) of total lot coverage, including the driveway but not including any patio, walkway, pool deck, sports courts or other paved feature; ~~and.~~

~~(8) — A residential property shall continue to maintain the majority of each of its yard in living landscape, as required by the Landscape ordinance and administered by the Director of Development Services. Mulch, gravel, rock gardens, decorative stone, and similar material may be used for decorative patterns, beds, erosion control, and in other limited application with associated landscaping; however, their use shall not be the predominant groundcover.~~

(d) **Swimming Pools, Spas, & Hot Tub Regulations.**

(1) Shall not be located in the front yard area;

~~(2) — Shall comply with the minimum side yard and corner lot requirements for accessory structures;~~

~~(3)(2) The setback shall be a minimum five (5) feet from any building line to the water's edge; Any in-ground installation shall be a minimum five (5) feet from any property line, retaining wall, and buildings. Anything closer than five (5) feet will require an engineered plan or meet the requirements of the International Pool and Spa Code as adopted with amendments.~~ and

~~(4)(3) Associated decking or flatwork. The setback shall be a minimum three (3) feet from any building property line to decking or flatwork.~~

(e) **Temporary Building Regulations.**

~~Land uses other than churches and public schools shall abide by the rules below. However, the number of temporary buildings, size of the buildings, and duration of time allowed for these uses shall be determined by the City Council on a case-by-case basis.~~

(1) Churches, cities, and public schools, regardless of the zoning district, may have a maximum of ~~three~~ five (35) ~~accessory buildings~~ portable or modular buildings at any given time that are secondary to the primary facilities. The total floor area of all ~~accessory buildings shall not exceed thirty (30%) of the square footage of the first floor of the main building or 3,000 square feet, whichever is less.~~

(2) Accessory-Portable or modular buildings utilized by churches, cities, and public schools are exempt from the Architectural Standards listed in this Article.

(3) The siting of temporary buildings shall be selected to minimize visibility from the public right-of-way.

(4) Skirting for the temporary building is required, as is concrete pedestrian access, in addition to any required ramps.

(5) A stabilizing foundation in compliance with the approved building code shall be provided or appropriate tie-down systems, as approved by the Fire Department.

(6) All buildings shall be perpetually maintained and repaired in a safe, reasonably attractive condition by the property owner in a manner that protects against the elements, is structurally safe, and corrects any visual ills or other problems.

Section 14.03.401 The following land uses require specific conditions to be met prior to the issuance of a building permit. **These land uses are listed as C, Conditions Required, in the Schedule of Uses, since they shall meet the specific regulations listed below for each use prior to being issued a building permit. If, at the Director's discretion, one or more of the conditions have not been met, the request may be brought to the City Council as a Specific Use Permit (SUP).**

~~(a) — **Alternative Energy Sources Regulations — Solar Panel/Device.**~~

~~(1) — Single family residential uses:~~

~~i. — Is in compliance with State law and poses no threat to public health or safety;~~

~~i. — Is located solely on private property;~~

~~ii. — Include approval letter from the HOA with submittal for the CUP, if applicable~~

~~iii. — Installation and maintenance in compliance with manufacturer's recommendations and warranties;~~

~~iv. — Roof mounted:~~

~~a. — Panels may not extend beyond the roofline or eave line;~~

- ~~b. Panels shall conform to the slope of the roof, unless mounted on a roof slope that is not visible from the right-of-way; and~~
- ~~c. Roof mounted panels should be designed to reduce excessive glare.~~
- ~~v. Ground mounted:~~
 - ~~a. Prohibited in front yards.~~
 - ~~a. Ground mounted devices shall follow the setbacks required for accessory structures within the specific zoning district.~~
 - ~~b. Device shall not be visible from either the public right-of-way or the adjacent properties;~~
 - ~~c. Device shall be screened by a wooden or masonry fence and no device shall extend above the fence line.~~
 - ~~d. Where fences are not allowed within the residential subdivision, a solid evergreen hedge which shall be maintained at a minimum of six (6) feet in height within eighteen (18) months of planting.~~

Section 14.03.501 The following temporary land uses require specific conditions to be met prior to the issuance of a building permit. These land uses are listed as C, Conditions Required, in the Schedule of Uses, since they shall meet the specific regulations listed below for each use prior to being issued a building permit.

- (b) Construction Yard or Field Office Regulations, Temporary.
 - (1) A "field office" is defined as a temporary building or structure used in connection with a development or construction project.
 - (2) A "construction yard" is associated with a field office and contains equipment and/or vehicles necessary for construction.
 - (2)(3)... A "sales office" is defined as a temporary building or structure that is open to the public and must provide ADA access and paved parking.
 - (3)(4)... Electrical connections shall be supplied by overhead or underground access – no open wiring lying directly on the ground shall be allowed.
 - ~~(4) Four (4) parking spaces shall be provided.~~
 - (5) The Director shall determine whether or not the proposed location is appropriate and setbacks have been observed.
 - (6) The Director shall determine whether the requested timeframe is appropriate.
 - i. Temporary permits for "temporary buildings" shall be issued for a period of time not to exceed 18 months.
 - ii. Extensions may be granted only by the Director.



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: October 16, 2025
Re: NextGen Celina Senior Living – PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 9 acres to a Planned Development (PD) with Commercial, Office, and Retail District (C) base zoning, and modified development standards; generally located along future Legacy Drive and approximately 2,000 feet north of future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (NextGen Celina Senior Living – PD Zoning)

Background Information:

This request is for the zoning of approximately 9 acres, generally located along future Legacy Drive and approximately 2,000 feet north of future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). A Development Agreement was approved by the City Council in November 2021 that outlined the future annexation and zoning for the property, allowing for commercial uses at this location. The applicant is proposing to develop a senior living community offering assisted and advanced care. The applicant's request is to zone the property to a Planned Development (PD) with a base zoning of Commercial, Office, and Retail District (C), with modified development standards, to allow for Dwelling, Senior Living, Assisted & Advanced Care. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

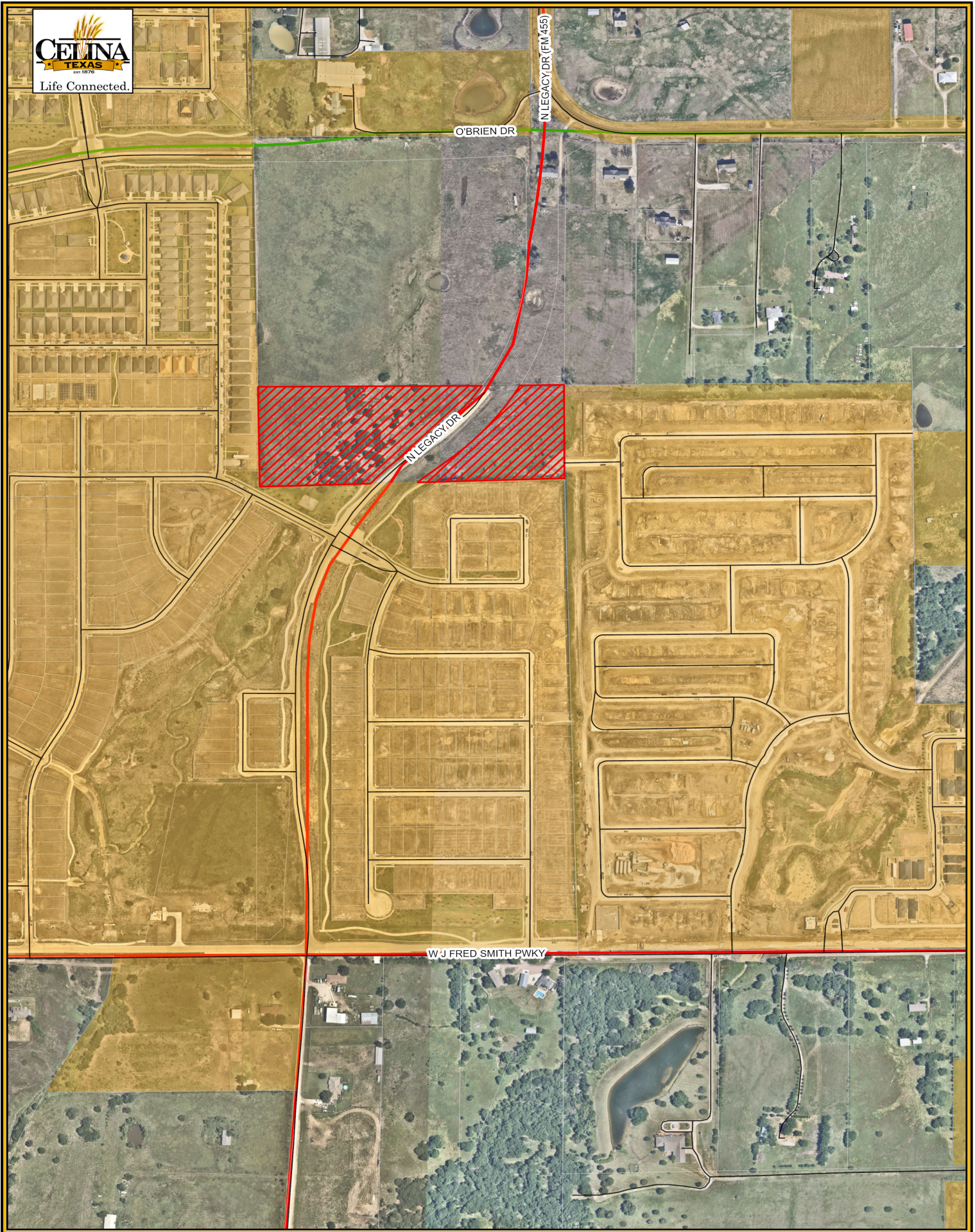
1. Location Map
2. Staff Presentation
3. Draft Development Regulations

Financial Consideration:

N/A

Staff Recommendation:

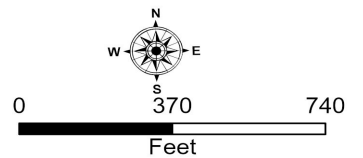
Staff recommends approval as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

**25-Z-07 NextGen Celina Senior
Community
Location Map
City of Celina**
9/16/2025



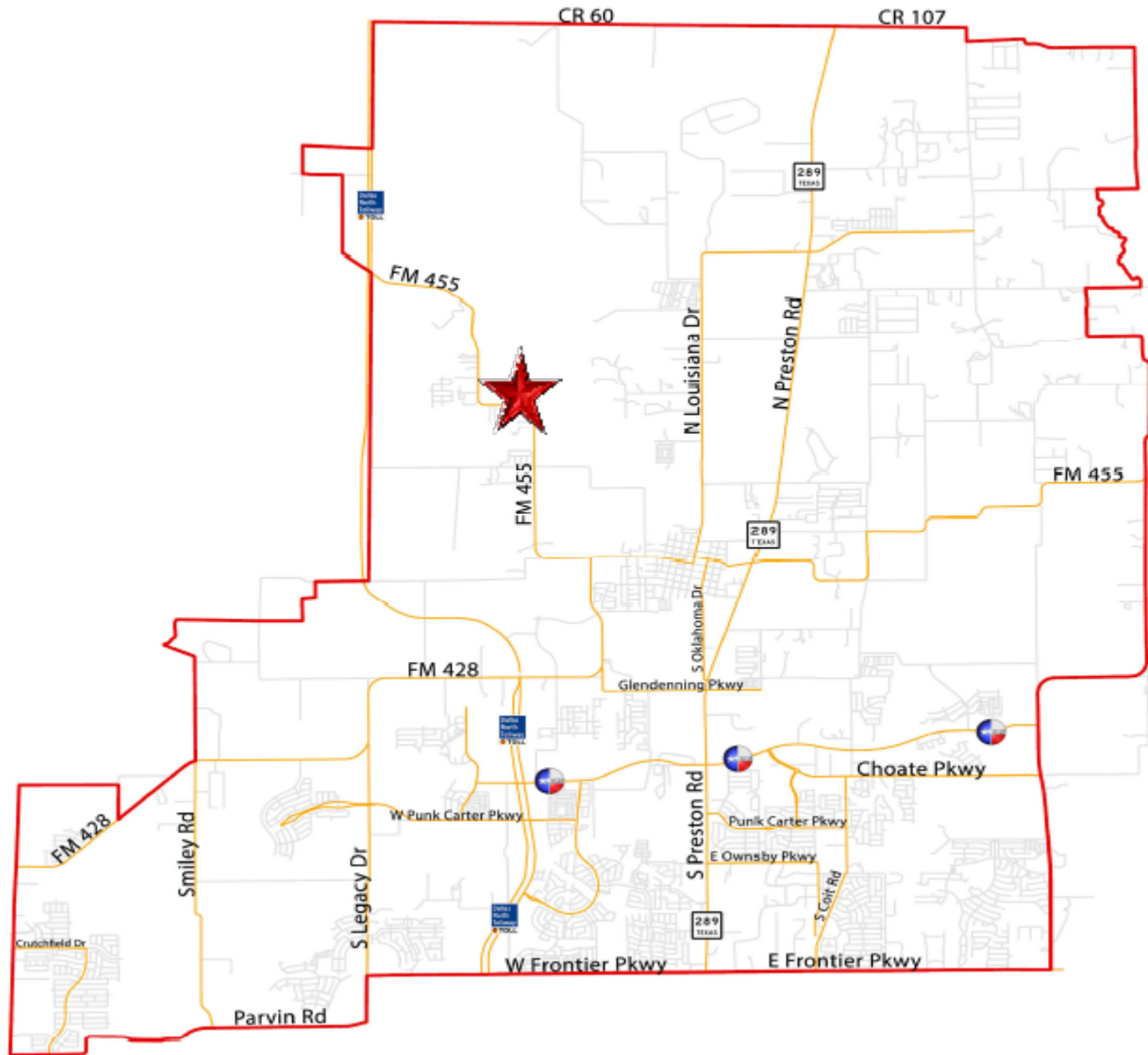
NEXTGEN CELINA SENIOR DEVELOPMENT

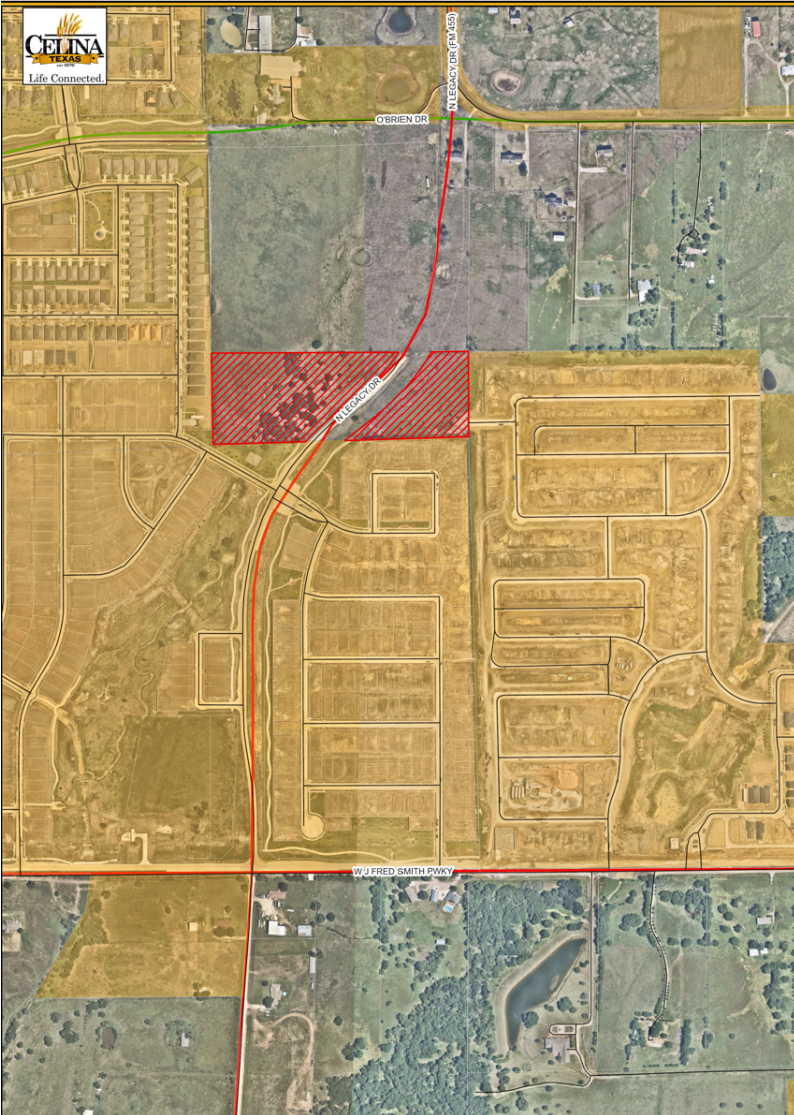
PD Zoning

Planning & Zoning Commission

October 16, 2025







LOCATION MAP

The subject property is generally located along future Legacy Drive and approximately 2,000 feet north of future J Fred Smith Parkway

BACKGROUND

- The subject property is approximately 9 acres and within the Extraterritorial Jurisdiction (ETJ)
- A Development Agreement, which outlined the future annexation and zoning, was approved by the City Council in November 2021 that allows for commercial uses on the subject property
- The applicant's request is to zone the property to a Planned Development (PD) with a base zoning of Commercial, Office, & Retail (C), with an allowance for Dwelling, Senior Living, Assisted & Advanced Care

SENIOR HOUSING OVERVIEW

- Senior Housing is an umbrella term that might include each of the following individual components:
 - Age-restricted, Independent Living (IL) – Housing for adults over age 55, living in relative independence
 - Assisted Living (AL) – A private medical facility designed for older adults who need some assistance with daily living
 - Advanced Care (AC) – A private medical facility that provides advanced medical care
- Although each of the above 3 may be referenced as Senior Housing, each have different service-level impacts on public services

PROJECT OVERVIEW

The applicant requests annexation into City Limits and zoning for the following two projects: assisted living and memory care

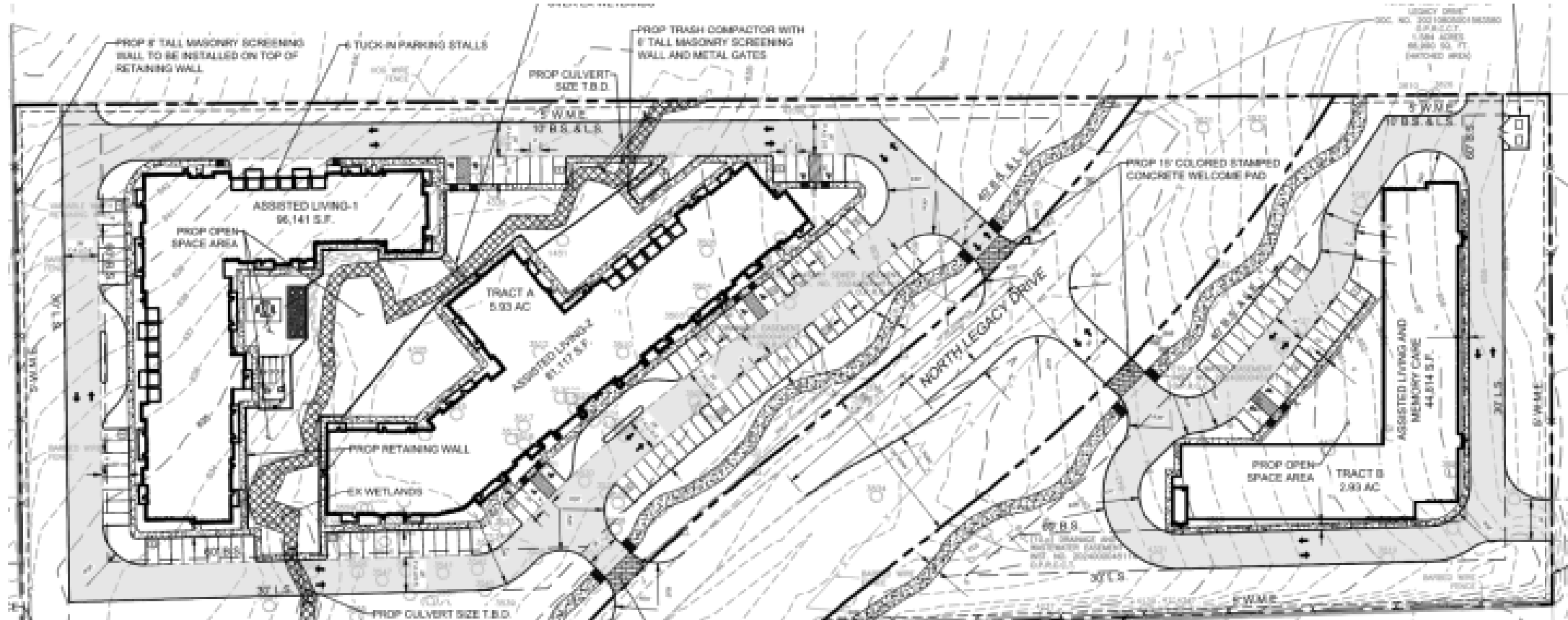
Dwelling, Senior Living, Assisted Living (West side of Legacy Dr.)

- 6 acres
- Two 3-story buildings with 142 total units
- Approx. 97,000 SF and 82,000 SF buildings
- Mix of 1- and 2-bedroom units
- Indoor and outdoor amenities

Dwelling, Senior Living, Advanced Care (East side of Legacy Dr.)

- 3 acres
- One 2-story building with approx. 55 units
- Approx. 45,000 SF building
- Mix of assisted living and memory care units
- On-site skilled staff for daily care and limited medical needs

CONCEPT PLAN



CONCEPTUAL ELEVATIONS – ASSISTED LIVING



Renderings are for illustrative purposes only and have not been reviewed for Code compliance

CONCEPTUAL ELEVATIONS – MEMORY CARE



Renderings are for illustrative purposes only and have not been reviewed for Code compliance

POLICY CONSIDERATIONS

- The subject property is bisected by the future 6-lane thoroughfare, Legacy Drive, which is planned to accommodate non-residential uses
- The associated annexation and zoning bring 9 acres into the City Limits
- Modern design standards, including screening from the adjacent residential neighborhoods, apply
- The request is in conformance with the previously approved Development Agreement
- The FLUP supports the zoning request

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in November
- 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 subject property shall generally develop per the attached Concept Plan and renderings. Nothing on the Concept Plan precludes the administration of Engineering requirements, such as detention, right-of-way dedication, or any other design regulation.

The property is zoned a Planned Development (PD) with a base zoning of Commercial, Office, & Retail District (C) base zoning, with the following modified regulations:

The following land uses shall be permitted without an SUP, per the attached Concept Plan:

- a) Dwelling, Assisted Living – shall be allowed within Tract A.
- b) Dwelling, Senior Living, Assisted & Advanced Care – shall be allowed within Tract B.

Architecture

1. 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.



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: October 16, 2025
Re: LC Services - Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 6 acres of land; generally located at the northeast corner of future J Fred Parkway and Louisiana Drive, within City Limits. (LC Services – Development Agreement)

Background Information:

This request is for a Development Agreement on approximately 6 acres, generally located at the northeast corner of future J Fred Smith Parkway and Louisiana Drive, within City limits. A previous Development Agreement for a temporary facility for LC Services, a concrete services company, was approved by the City Council in January 2021 for a lot fronting future J Fred Smith Parkway. Operations were later relocated to the interior of the industrial park. The applicant is now requesting a new Development Agreement to establish both temporary and permanent facilities for LC Services. Please refer to the attached documents for further information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

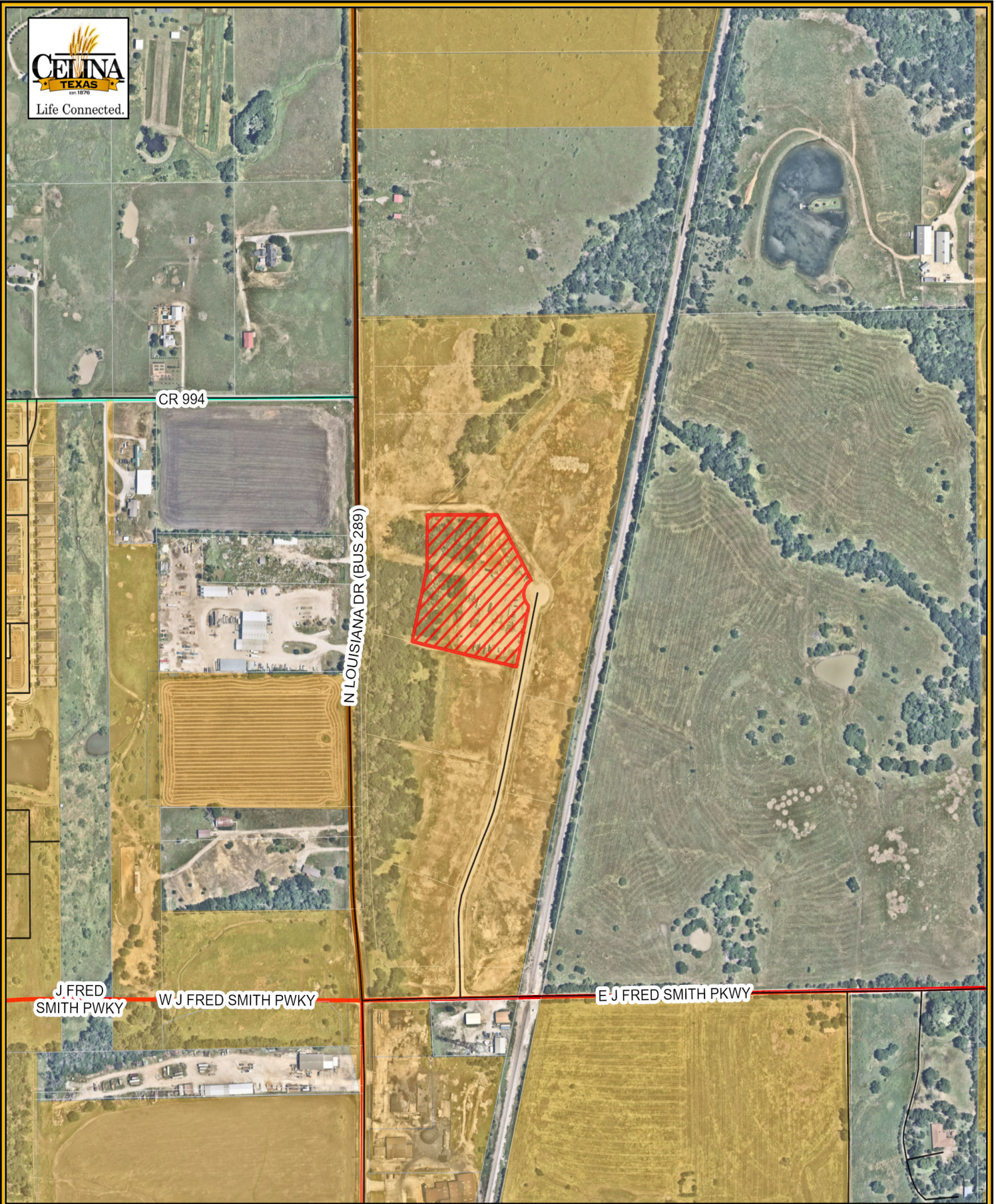
1. Location Map
2. Staff Presentation
3. Draft Development Regulations

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

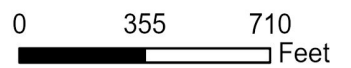


Legend

-  City Limits
-  Roads
-  Parcels
-  Subject Property

**25-DA-09 LC Services
Location Map
City of Celina**

9/16/2025

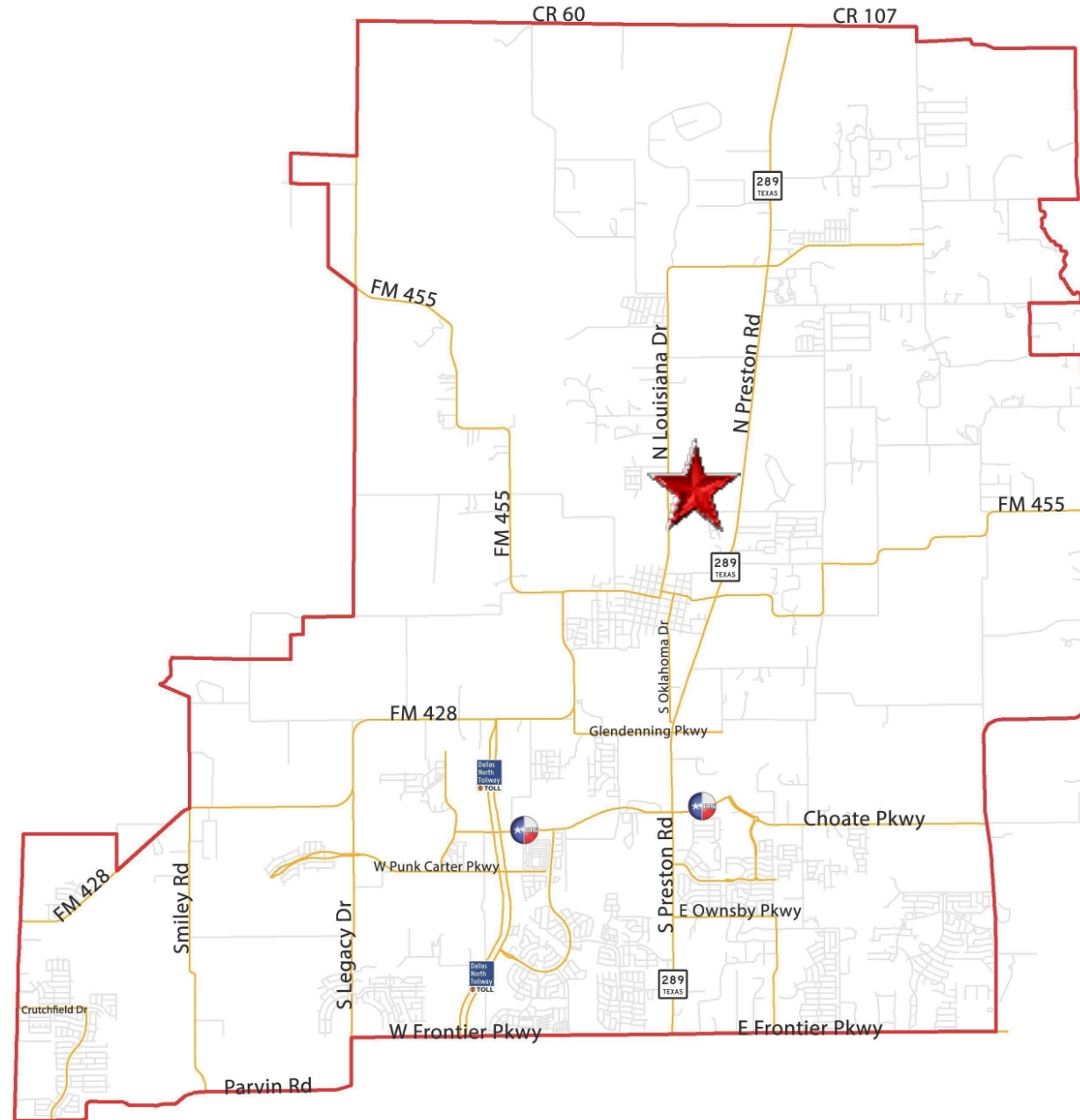


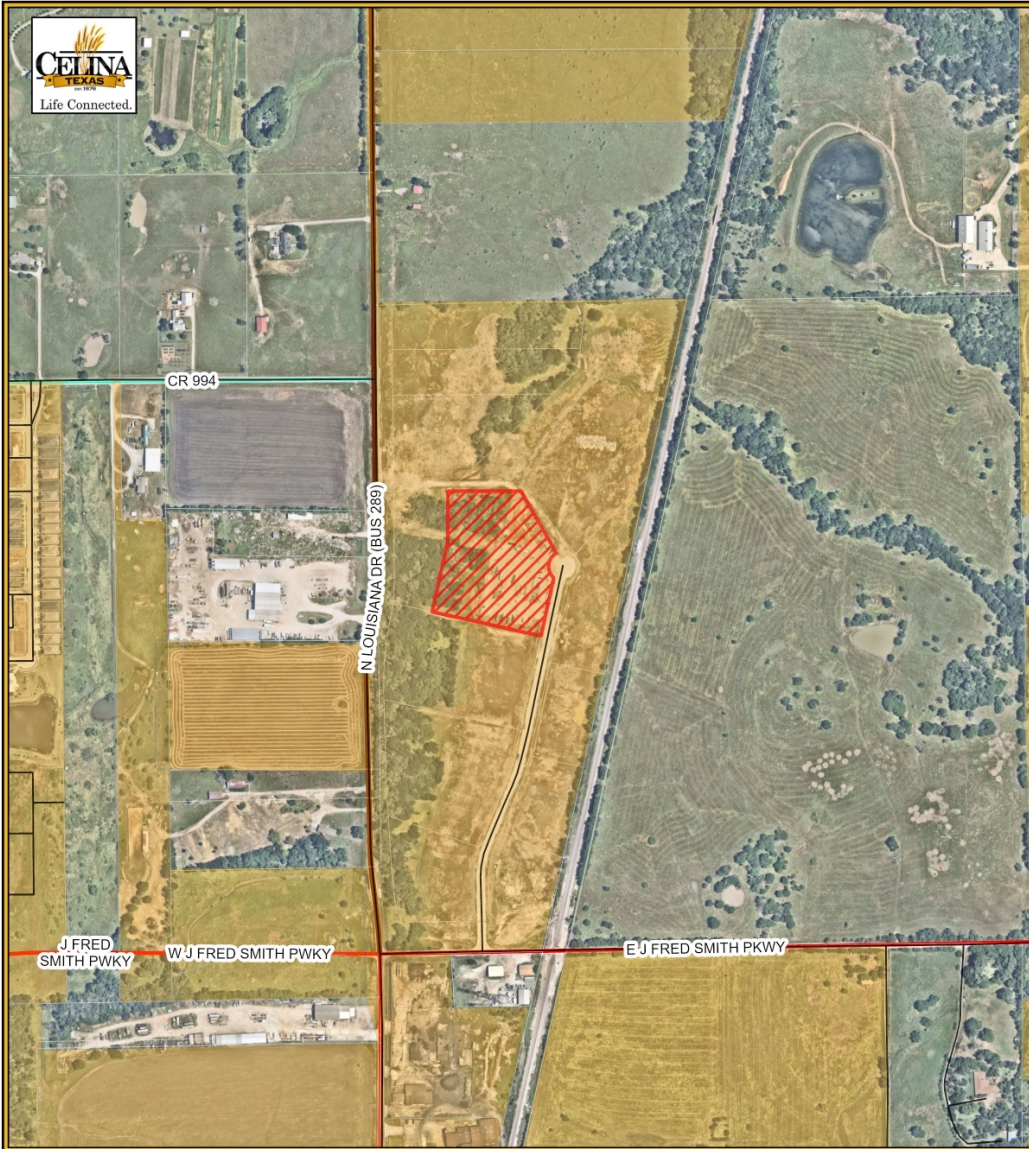
LC SERVICES

DEVELOPMENT AGREEMENT

Planning & Zoning Commission
October 16, 2025



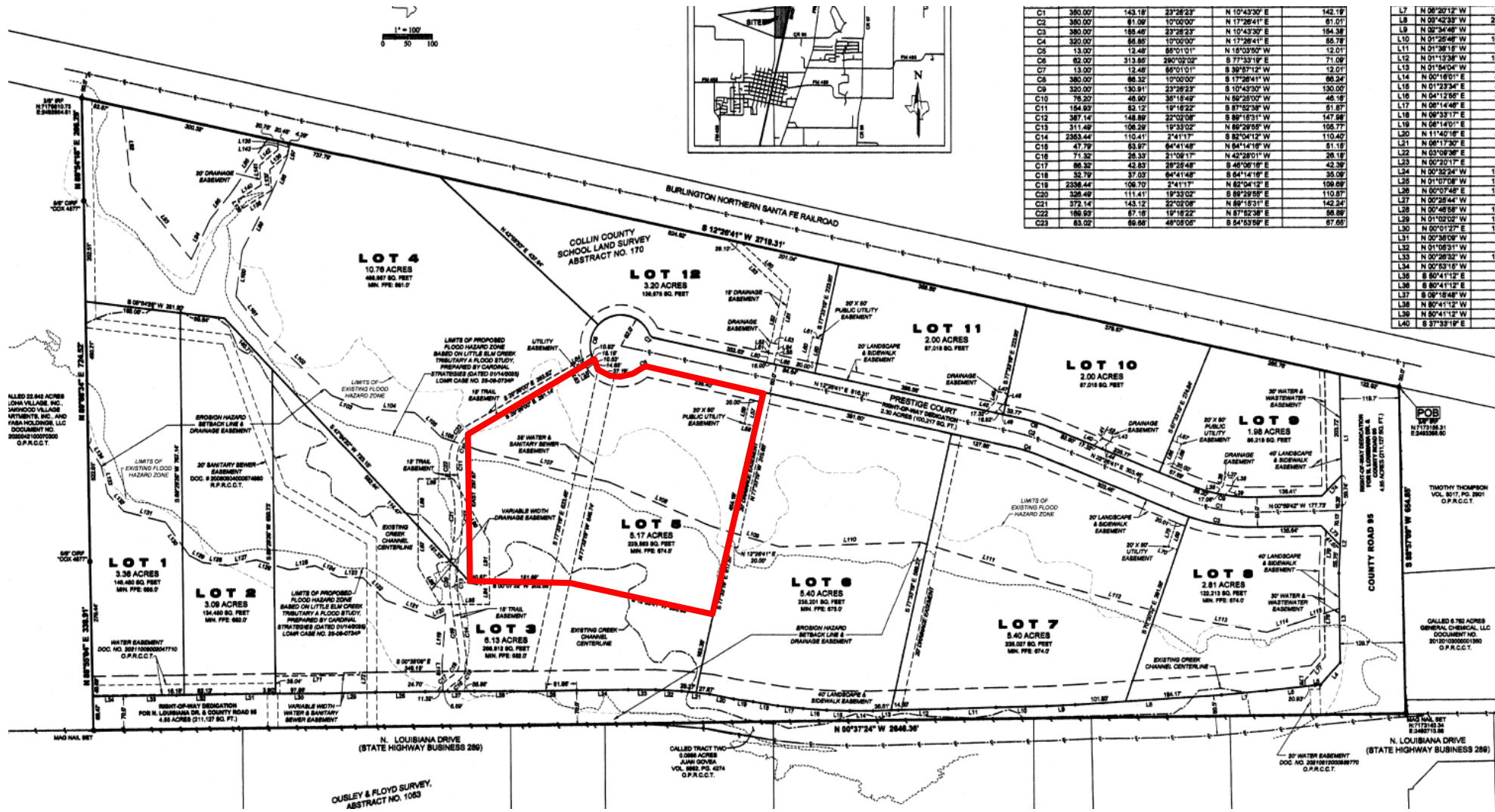




LOCATION MAP

The subject property is generally located at the northeast corner of future J Fred Smith Parkway and Louisiana Drive

PROPERTY



C1	380.00	143.18	23°28'23"	N 10°43'30" E	142.19'
C2	380.00	81.09	10°00'00"	N 17°28'41" E	81.01'
C3	380.00	185.49	23°28'23"	N 10°43'30" E	184.58'
C4	380.00	88.89	10°00'00"	N 17°28'41" E	88.78'
C5	13.00	12.48	89°01'01"	N 18°03'50" W	12.01'
C6	82.00	313.89	280°02'02"	S 77°33'18" E	71.09'
C7	13.00	12.48	89°01'01"	S 39°57'12" W	12.01'
C8	380.00	88.32	10°00'00"	S 17°28'41" W	88.24'
C9	320.00	130.91	23°28'23"	S 10°43'30" W	130.00'
C10	78.20	48.80	38°18'42"	N 82°25'00" W	48.18'
C11	154.83	82.12	19°18'22"	S 87°52'38" W	81.87'
C12	387.14	148.89	22°02'08"	S 89°18'31" W	147.88'
C13	311.49	106.29	19°33'02"	N 89°29'59" W	106.77'
C14	2383.44	113.41	2°41'11"	S 82°04'12" W	110.40'
C15	47.79	53.97	84°41'48"	N 84°14'18" W	51.18'
C16	71.32	38.33	21°08'17"	N 42°28'01" W	28.18'
C17	88.32	42.83	28°28'48"	S 49°08'18" E	42.39'
C18	52.79	37.03	84°41'48"	S 84°14'18" E	36.09'
C19	2338.44	106.70	2°41'11"	N 82°04'12" E	109.89'
C20	328.49	111.41	19°33'02"	S 89°29'59" E	110.87'
C21	372.14	143.12	22°02'08"	N 89°18'31" E	142.24'
C22	186.89	87.19	19°18'22"	N 87°52'38" E	86.89'
C23	63.02	68.88	49°08'08"	S 84°53'59" E	67.85'

L7	N 08°20'12" W	1
L8	N 08°42'33" W	28
L9	N 08°24'48" W	1
L10	N 01°28'48" W	10
L11	N 01°38'18" W	1
L12	N 01°13'38" W	10
L13	N 01°54'04" W	1
L14	N 01°18'01" E	4
L15	N 01°23'34" E	1
L16	N 04°12'08" E	4
L17	N 08°14'48" E	1
L18	N 08°33'17" E	1
L19	N 08°14'01" E	1
L20	N 11°40'18" E	4
L21	N 08°17'30" E	1
L22	N 03°08'38" E	1
L23	N 02'02'17" E	1
L24	N 00°32'24" W	10
L25	N 01°07'08" W	10
L26	N 00°07'48" E	10
L27	N 00°28'44" W	1
L28	N 00°48'58" W	10
L29	N 01°02'02" W	10
L30	N 00°01'27" E	10
L31	N 00°38'08" W	1
L32	N 01°08'21" W	10
L33	N 00°28'32" W	10
L34	N 00°53'18" W	1
L35	S 80°41'12" E	1
L36	S 80°41'12" E	1
L37	S 00°18'48" W	1
L38	N 80°41'12" W	1
L39	N 80°41'12" W	1
L40	S 37°33'19" E	1

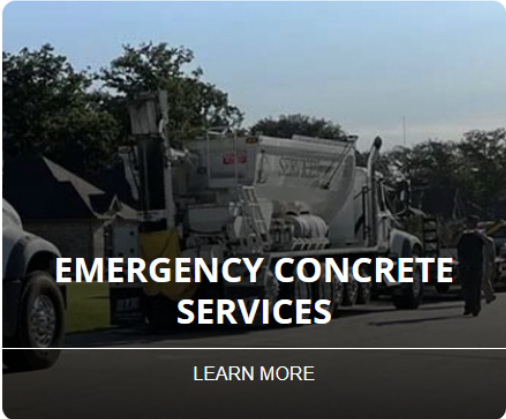
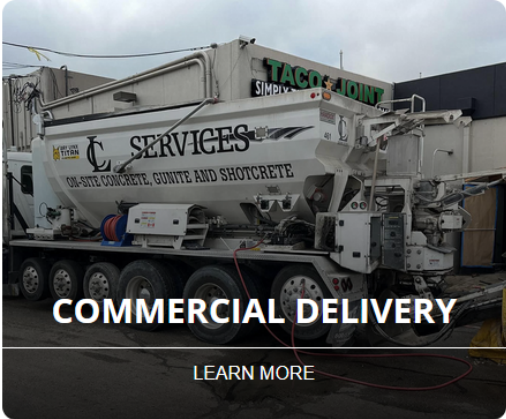
BACKGROUND

- A Development Agreement for a temporary facility for LC Services was approved in January 2021 for a lot fronting on future J Fred Smith
- LC Services owns a lot at the back-end of the new concrete cul-de-sac roadway
- The applicant is requesting a Development Agreement outlining both temporary and permanent facilities for LC Services

LC Services is a construction services provider that supports many pool companies (*excavation, guniting services, etc.*)

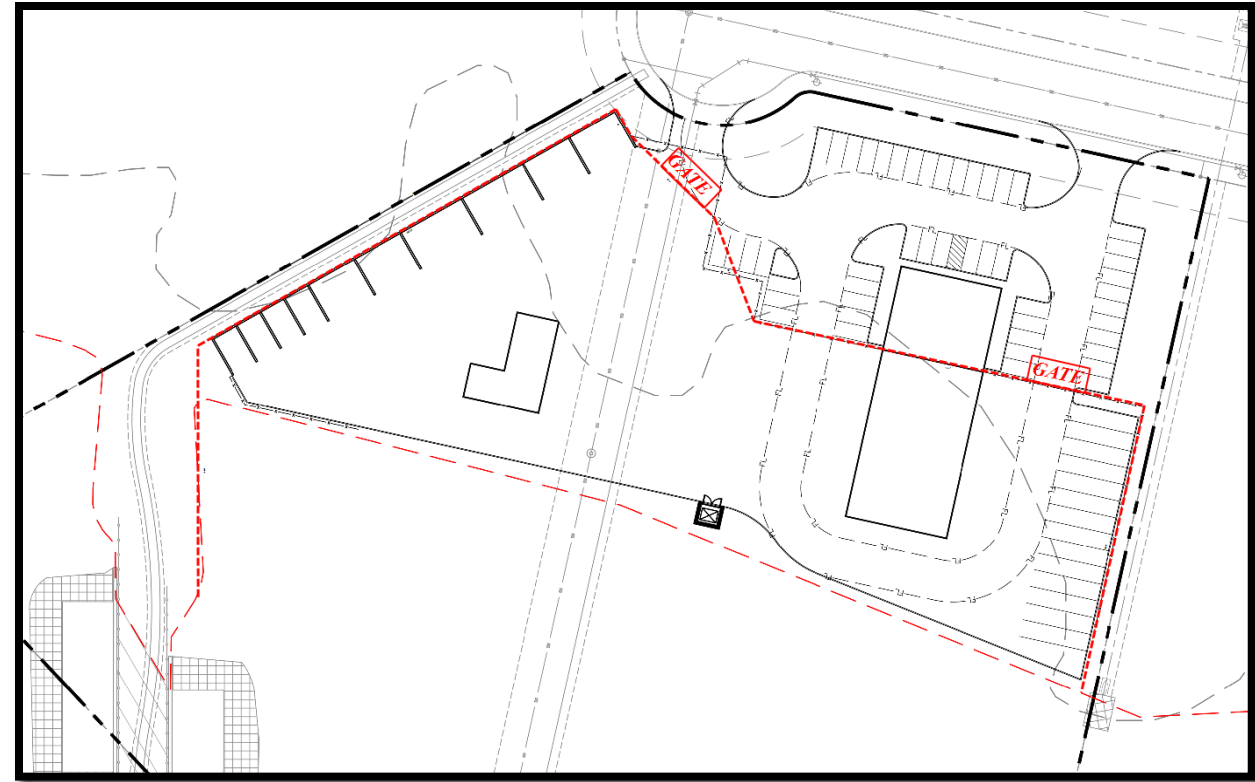
SERVICES WE OFFER

Serving the Dallas-Fort Worth Metroplex, LC Services provides customized concrete delivery, excavation for commercial, residential, and municipal projects. With state-of-the-art paving equipment and a problem-solving mindset, we deliver high-quality structural concrete, ADA-compliant installations, and site preparation to keep North Texas developments moving forward.



DEAL POINTS – TEMPORARY FACILITY

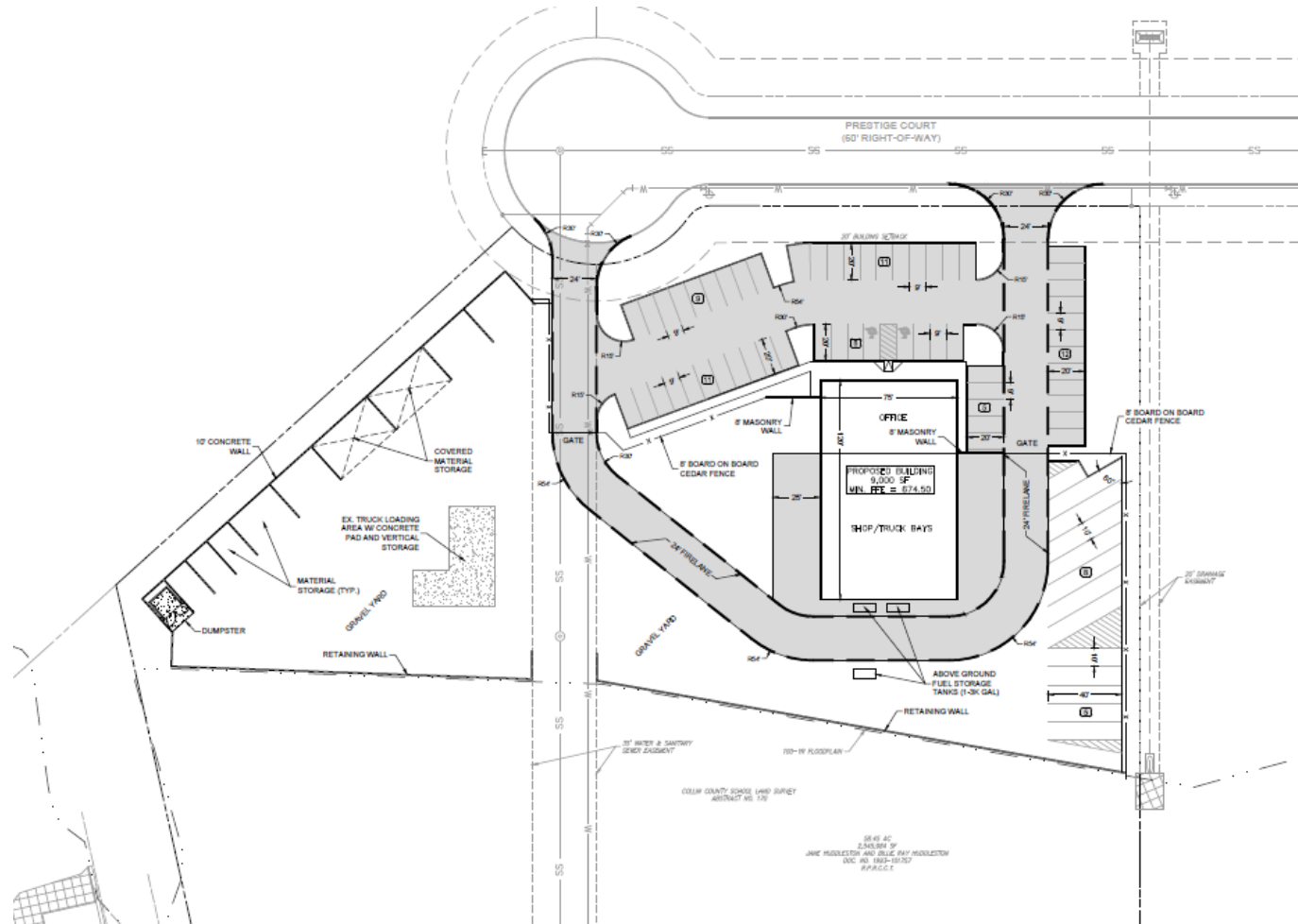
- Temporary facility requested for up to 5 years
- Allow material bins on-site for storage & erosion control
- Temporary gravel parking
- Temporary modular office
- Diesel fuel tanks
- Perimeter fencing for security
- Enhanced wooden fence for screening along ROW
- Point-sourcing the sales tax



DEAL POINTS – PERMANENT FACILITY

- Concrete construction services land use allowed
- Must have minimum 6,000 sq. ft. building
- Sales tax must continue to be sourced to Celina
- The front area of the development shall abide by all development regulations, such as landscaping, architecture, cross-access, and screening
- The back operational area, behind the future masonry screening wall, may include gravel for the storage area, continuation of the operational facilities, reduced landscaping, and metal facades for the back portions of the building behind the screening

PERMANENT FACILITY



Concept Plan is for illustrative purposes only and has not been reviewed for Code compliance

POLICY CONSIDERATIONS

- The property is zoned Light Industrial, but the temporary use is more contractor yard (or even quasi-batch in nature), which fall into Heavy Industrial and requires a PD or SUP
- LC Services intends to build a permanent facility, which will bring approximately 60 employees and an estimated \$24 million in annual revenue to the City
- The visual impact of the start-up phase is limited to 5 years and is screened similar to the recent Custer Road facility (Superscapes)
- LC Services provides concrete services to many local construction projects
- Sales tax shall be point-sourced to Celina

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in November
- 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 subject property is currently zoned a Planned Development (PD) with a base of Industrial (I) zoning.

Temporary Facility & Operations

- The project may enjoy a “start-up” phase for up to 5 years from the effective date of the Development Agreement for a concrete services company.
- The entire frontage along the public street, wrapping the sides, shall be screened, at minimum with an enhanced board-on-board wooden fencing and evergreen trees. Perimeter fencing may include open fencing along back floodplain and enhanced board-on-board wooden fencing along any perimeter. A masonry wall may also be installed with the temporary facility.
- Operations for the facility may include material storage, fleet vehicle parking, a temporary modular office, fuel tanks, and similar operations, to be located behind the front screening.
- All associated sales taxes must be point-sourced to Celina.

Permanent Facility & Operations

- A minimum 6,000 sq. ft. building must be constructed.
- The attached Concept Plan and Elevations show the layout, parking, screening, and other general development plan items desired for the concrete services company. The front area shall abide by all development regulations, such as landscaping, architecture, cross-access, and screening. The back operational area behind the masonry screening wall may include gravel for the storage area, continuation of the operational facilities, reduced landscaping, and metal facades for the back portions of the building behind the screening.
- At all times, sales tax must be point sourced to Celina.



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: October 16, 2025
Re: Conduct a public hearing to consider and act upon a request to zone an approximately 232.844 acre tract of land legally described as A0211A Cowan, TR 11, OLD DCAD Sheet 1, TR #9, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52877; a 5.0 acre tract of land legally described as A0211A COWAN, TR 12E(2), Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #259466; and a 2.0 acre tract of land legally described as A0211A Cowan, TR 12, OLD DCAD Sheet 1, TR #16, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52883 to Agricultural District (AG), within City Limits. (Property ID 52877, 259466, 52883 – Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 232.844 acre tract of land legally described as A0211A Cowan, TR 11, OLD DCAD Sheet 1, TR #9, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52877; a 5.0 acre tract of land legally described as A0211A COWAN, TR 12E(2), Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #259466; and a 2.0 acre tract of land legally described as A0211A Cowan, TR 12, OLD DCAD Sheet 1, TR #16, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52883 to Agricultural District (AG), within City Limits. (Property ID 52877, 259466, 52883 – Zoning)

Background Information:

This request is for the zoning of approximately 240 acres across multiple properties, within City Limits. The proposed zoning is associated with the expiration of several pre-annexation agreements and subsequent annexation. In 2010, the City entered into contracts agreeing not to annex the subject properties until the voluntary conclusion of the terms. With the expiration of those agreements, City Council approved the annexation of the properties on September 9, 2025. The properties will be zoned Agricultural District (AG) and subject to applicable City standards

and regulations. Please refer to the attachments for additional information. Please note that the presentation attached to this item covers the remaining pre-annexation contract expiration items.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

- 1. Location Map
- 2. Staff Presentation

Financial Consideration:

Staff Recommendation:

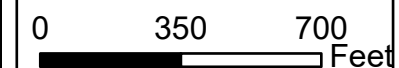
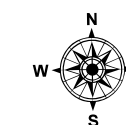
Staff recommends approval as presented.



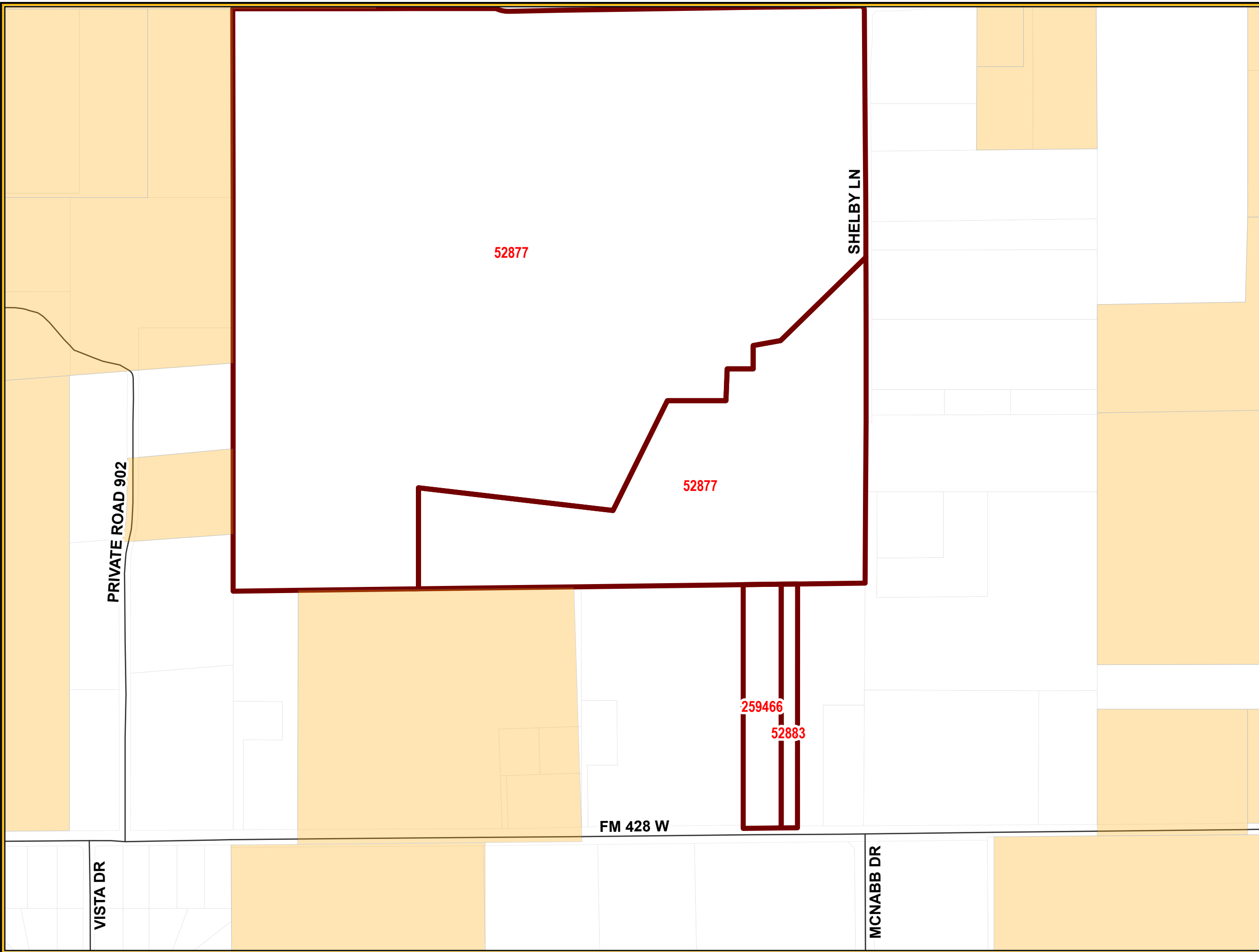
Exhibit City of Celina

Legend

- Agreements 25
- City Limits
- Roads
- Parcels



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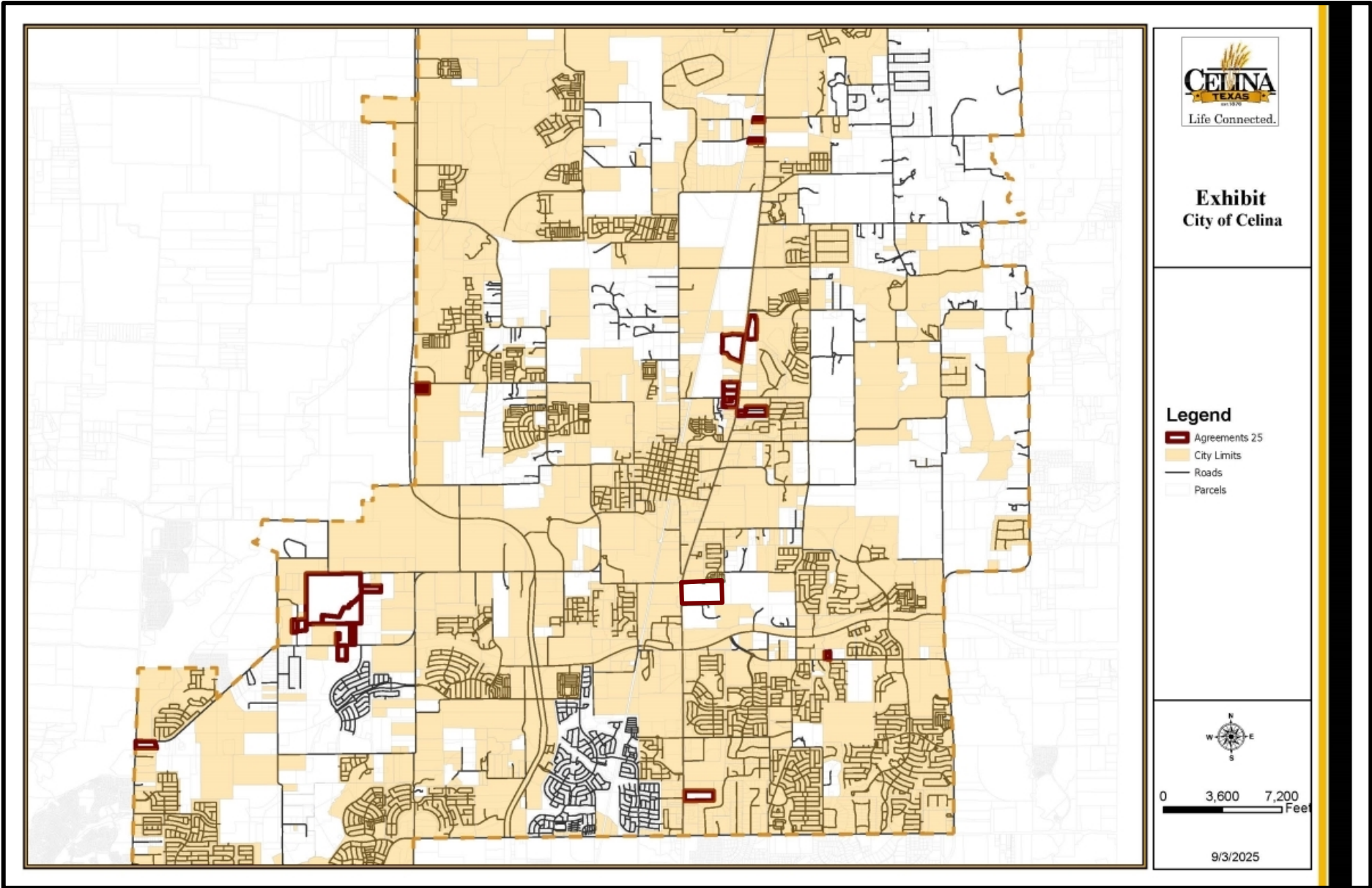


SUMMER CONTRACT EXPIRATIONS

ZONING

Planning & Zoning Commission
October 16, 2025





BACKGROUND

- 25 properties
- Approximately 517 acres
- The properties are in association with the annexations approved by City Council in September 2025, except for Property ID 962612, for which annexation will be considered by City Council in November

POLICY CONSIDERATIONS

- The properties will be zoned Agricultural District (AG), which is appropriate for the locations as a “holding district”
- The property owners may in the future request the City to consider another zoning district
- Planning staff has not received any objection from property owners

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in November
- Staff recommends approval as presented
- Please note, this presentation covers all zoning items, but each property will require its own separate public hearing, motion, and action

PROPERTY IDs

1. Denton CAD Property ID 52877, 259466, & 52883 (Andres Robert J & Janis Lynn Andres Family Trust)
2. Denton CAD Property ID 52943 (Chandler Fredy)
3. Denton CAD Property ID 52949 (Wood LTD P/S)
4. Denton CAD Property ID 84822 (Monsalve Adolfo I & Laura A)
5. Denton CAD Property ID 191267 (Martha Ward)
6. Denton CAD Property ID 195307 (Clinton Laurence P & Cheryl H)
7. Denton CAD Property ID 254098 (Moore Gregg Lee)
8. Collin CAD Property ID 992135 (Bao Qing Huang)
9. Collin CAD Property ID 1498114 & 1584501 (King Susie Cannaday)

PROPERTY IDs

10. Collin CAD Property ID 1725734 & 2121068 (Merritt Michael B & Margaret A; Merritt Michael B & ETAL)
11. Collin CAD Property ID 2122500 (MATIE MARK A)
12. Collin CAD Property ID 2507331, 2507332, 2507333, 2507334 (Ganapathy Ltd)
13. Collin CAD Property ID 2647903 (Living Stone Investments)
14. Collin CAD Property ID 2688521 (Clinton E Owens & Mary Ann Owens)
15. Collin CAD Property ID 2714384 (Jonetta Eubank)
16. Collin CAD Property ID 2741350 (Wilson Marvin T & Renetta T)
17. Collin CAD Property ID 962612 (Vera Lucile Jinks)



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Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: October 16, 2025
Re: Conduct a public hearing to consider and act upon a request to zone an approximately 10.51 acre tract of land legally described as A0211A COWAN, TR 20, OLD DCAD SHT 1, TR #10, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52943 to Agricultural District (AG), within City Limits. (Property ID 52943 – Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 10.51 acre tract of land legally described as A0211A COWAN, TR 20, OLD DCAD SHT 1, TR #10, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52943 to Agricultural District (AG), within City Limits. (Property ID 52943 – Zoning)

Background Information:

This request is for the zoning of approximately 11 acres, within City Limits. The proposed zoning is associated with the expiration of several pre-annexation agreements and subsequent annexation. In 2010, the City entered into contracts agreeing not to annex the subject properties until the voluntary conclusion of the terms. With the expiration of those agreements, City Council approved the annexation of the properties on September 9, 2025. The properties will be zoned Agricultural District (AG) and subject to applicable City standards and regulations. Please refer to the attachments for additional information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

1. Location Map

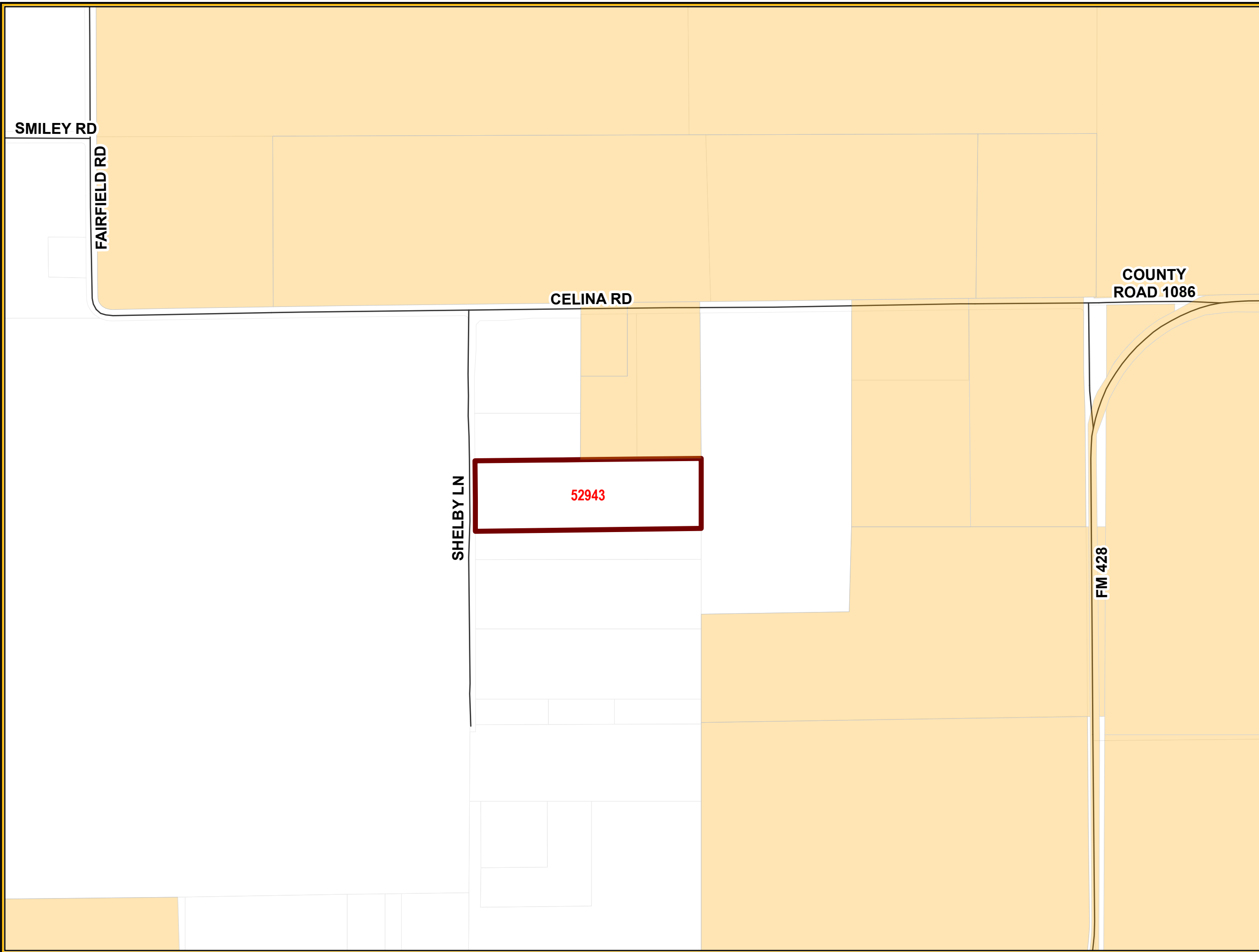
Financial Consideration:

Staff Recommendation:

Staff recommends approval as presented.

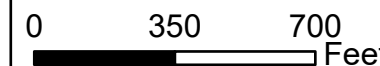
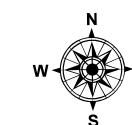


Exhibit City of Celina



Legend

- Agreements 25
- City Limits
- Roads
- Parcels



8/26/2025



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Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: October 16, 2025
Re: Conduct a public hearing to consider and act upon a request to zone an approximately 10.3 acre tract of land legally described as A0211A COWAN, TR 33, OLD DCAD SHT 2, TR #3, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52949 to Agricultural District (AG), within City Limits. (Property ID 52949 – Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 10.3 acre tract of land legally described as A0211A COWAN, TR 33, OLD DCAD SHT 2, TR #3, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #52949 to Agricultural District (AG), within City Limits. (Property ID 52949 – Zoning)

Background Information:

This request is for the zoning of approximately 11 acres, within City Limits. The proposed zoning is associated with the expiration of several pre-annexation agreements and subsequent annexation. In 2010, the City entered into contracts agreeing not to annex the subject properties until the voluntary conclusion of the terms. With the expiration of those agreements, City Council approved the annexation of the properties on September 9, 2025. The properties will be zoned Agricultural District (AG) and subject to applicable City standards and regulations. Please refer to the attachments for additional information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

1. Location Map

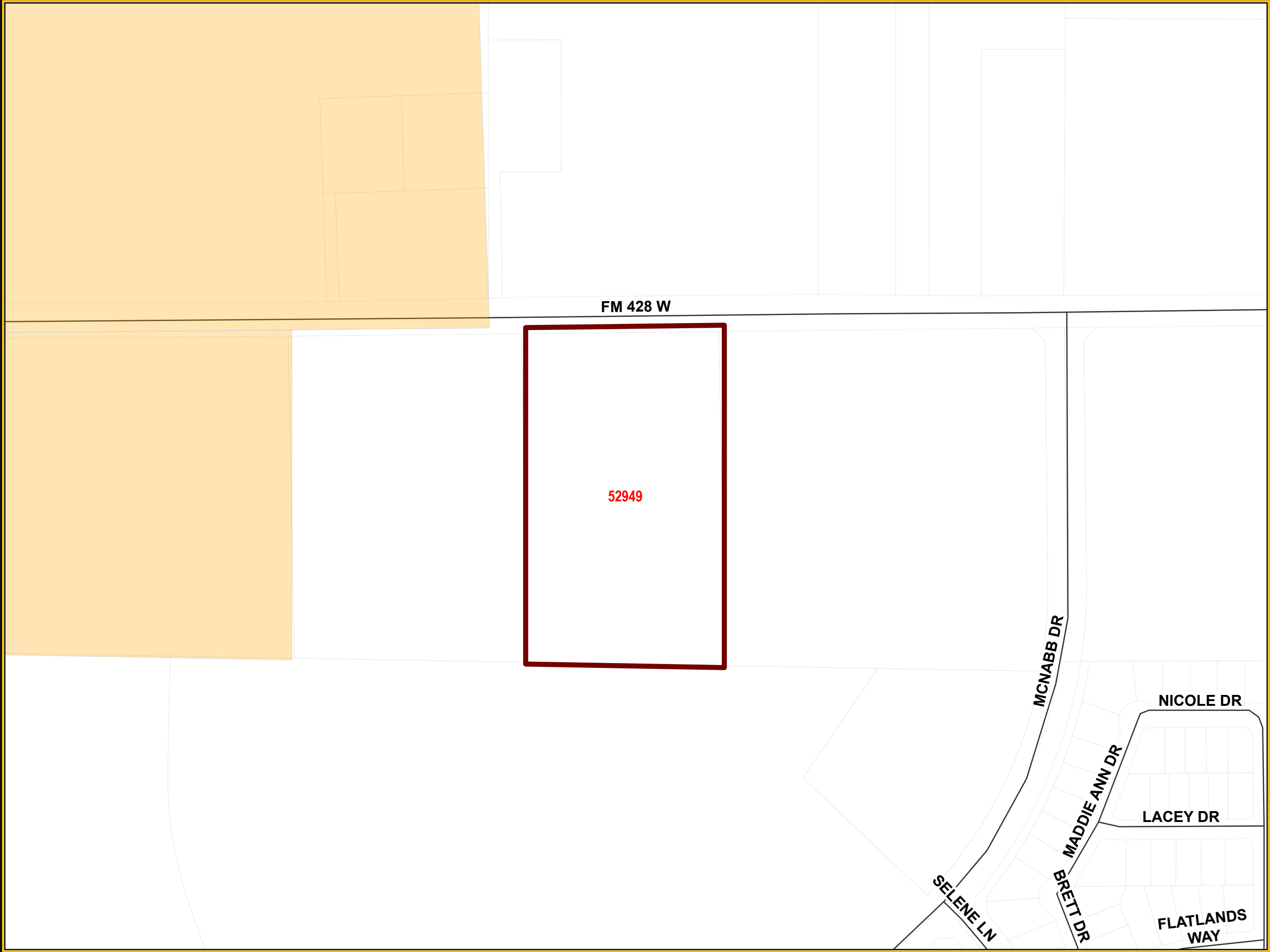
Financial Consideration:

Staff Recommendation:

Staff recommends approval as presented.

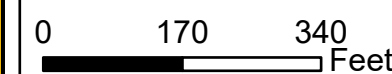
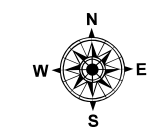


Exhibit City of Celina



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- Agreements 25
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8/26/2025



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: October 16, 2025
Re: Conduct a public hearing to consider and act upon a request to zone an approximately 10.0 acre tract of land legally described as A1106A A. RAY, TR 4, OLD DCAD TR #3E,4E,5E, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #84822 to Agricultural District (AG), within City Limits. (Property ID 84822 – Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 10.0 acre tract of land legally described as A1106A A. RAY, TR 4, OLD DCAD TR #3E,4E,5E, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #84822 to Agricultural District (AG), within City Limits. (Property ID 84822 – Zoning)

Background Information:

This request is for the zoning of approximately 10 acres, within City Limits. The proposed zoning is associated with the expiration of several pre-annexation agreements and subsequent annexation. In 2010, the City entered into contracts agreeing not to annex the subject properties until the voluntary conclusion of the terms. With the expiration of those agreements, City Council approved the annexation of the properties on September 9, 2025. The properties will be zoned Agricultural District (AG) and subject to applicable City standards and regulations. Please refer to the attachments for additional information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

1. Location Map

Financial Consideration:

Staff Recommendation:

Staff recommends approval as presented.

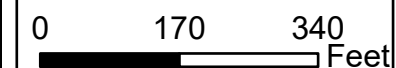


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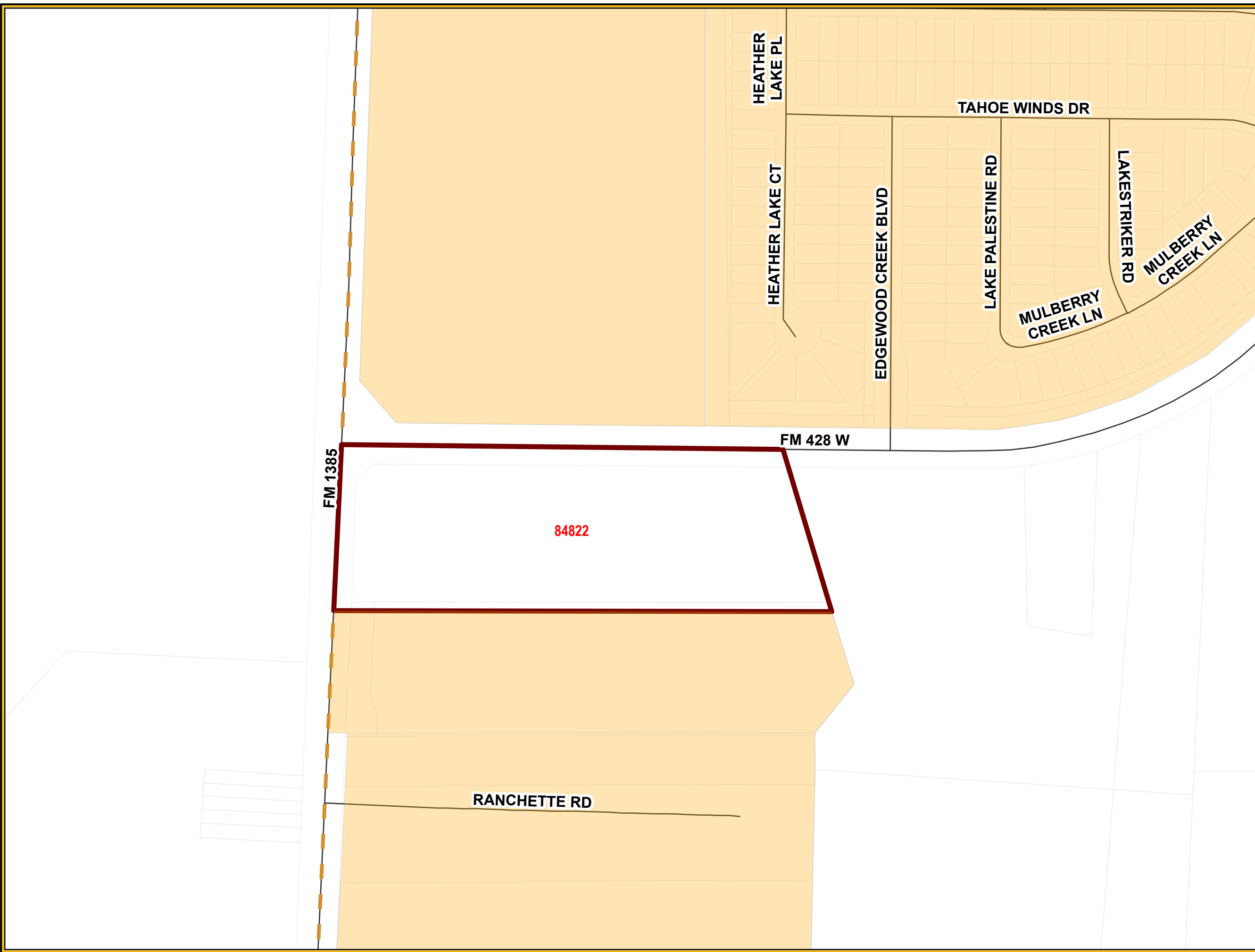
City of Celina

Legend

- Agreements 25
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8/26/2025





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Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: October 16, 2025
Re: Conduct a public hearing to consider and act upon a request to zone an approximately 9.0 acre tract of land legally described as EASTERN HILLS ESTATES LOT 3, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #191267 to Agricultural District (AG), within City Limits. (Property ID 191267 – Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 9.0 acre tract of land legally described as EASTERN HILLS ESTATES LOT 3, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #191267 to Agricultural District (AG), within City Limits. (Property ID 191267 – Zoning)

Background Information:

This request is for the zoning of approximately 9 acres, within City Limits. The proposed zoning is associated with the expiration of several pre-annexation agreements and subsequent annexation. In 2010, the City entered into contracts agreeing not to annex the subject properties until the voluntary conclusion of the terms. With the expiration of those agreements, City Council approved the annexation of the properties on September 9, 2025. The properties will be zoned Agricultural District (AG) and subject to applicable City standards and regulations. Please refer to the attachments for additional information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

1. Location Map

Financial Consideration:

Staff Recommendation:





Staff recommends approval as presented.

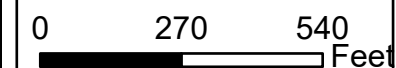
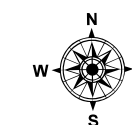


Exhibit

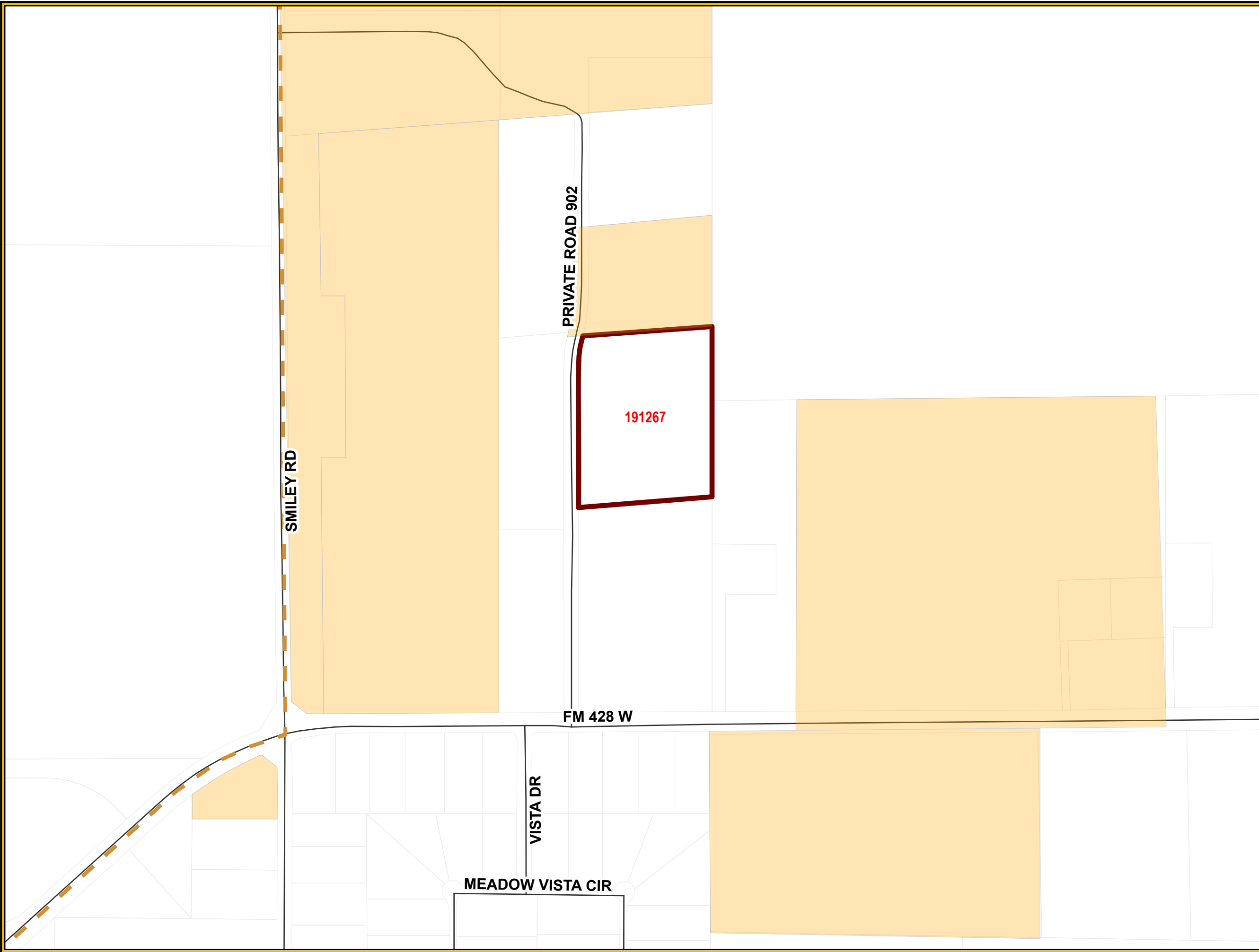
City of Celina

Legend

-  Agreements 25
-  City Limits
-  Roads
-  Parcels



8/26/2025





Life Connected.

Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: October 16, 2025
Re: Conduct a public hearing to consider and act upon a request to zone an approximately 5.69 acre tract of land legally described as EASTERN HILLS ESTATES LOT 4, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #195307 to Agricultural District (AG), within City Limits. (Property ID 195307 – Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 5.69 acre tract of land legally described as EASTERN HILLS ESTATES LOT 4, Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #195307 to Agricultural District (AG), within City Limits. (Property ID 195307 – Zoning)

Background Information:

This request is for the zoning of approximately 6 acres, within City Limits. The proposed zoning is associated with the expiration of several pre-annexation agreements and subsequent annexation. In 2010, the City entered into contracts agreeing not to annex the subject properties until the voluntary conclusion of the terms. With the expiration of those agreements, City Council approved the annexation of the properties on September 9, 2025. The properties will be zoned Agricultural District (AG) and subject to applicable City standards and regulations. Please refer to the attachments for additional information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

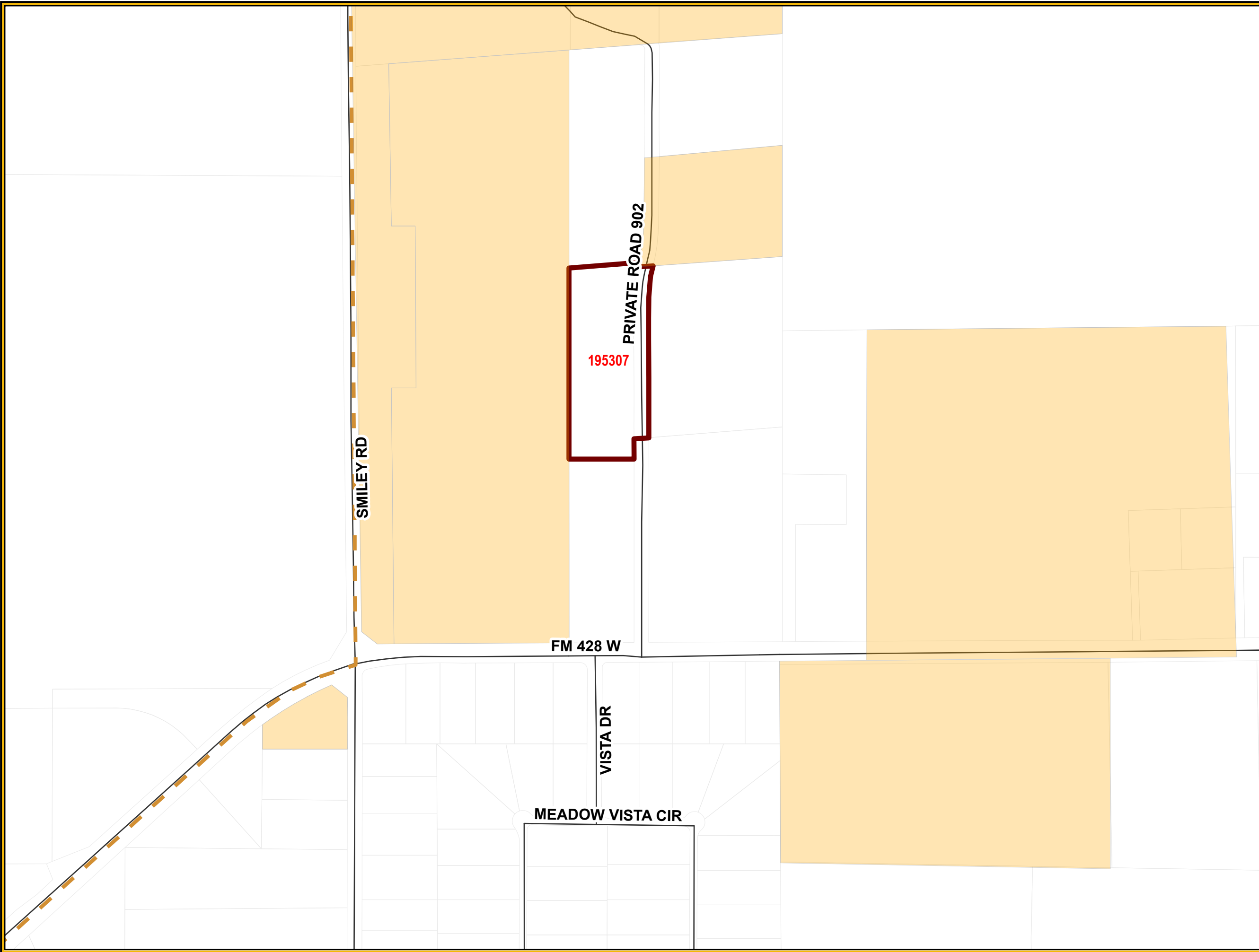
1. Location Map

Financial Consideration:





Staff Recommendation:

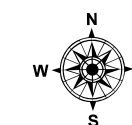
Staff recommends approval as presented.

Exhibit City of Celina



Legend

-  Agreements 25
-  City Limits
-  Roads
-  Parcels



0 270 540 Feet



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: October 16, 2025
Re: Conduct a public hearing to consider and act upon a request to zone an approximately 2.0 acre tract of land legally described as A0211A COWAN, TR 12E(1), Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #254098 to Agricultural District (AG), within City Limits. (Property ID 254098 – Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 2.0 acre tract of land legally described as A0211A COWAN, TR 12E(1), Denton County, Texas, as further identified in the Denton County Appraisal District as Property ID #254098 to Agricultural District (AG), within City Limits. (Property ID 254098 – Zoning)

Background Information:

This request is for the zoning of approximately 2 acres, within City Limits. The proposed zoning is associated with the expiration of several pre-annexation agreements and subsequent annexation. In 2010, the City entered into contracts agreeing not to annex the subject properties until the voluntary conclusion of the terms. With the expiration of those agreements, City Council approved the annexation of the properties on September 9, 2025. The properties will be zoned Agricultural District (AG) and subject to applicable City standards and regulations. Please refer to the attachments for additional information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

1. Location Map

Financial Consideration:

Staff Recommendation:

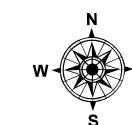
Staff recommends approval as presented.



Exhibit City of Celina

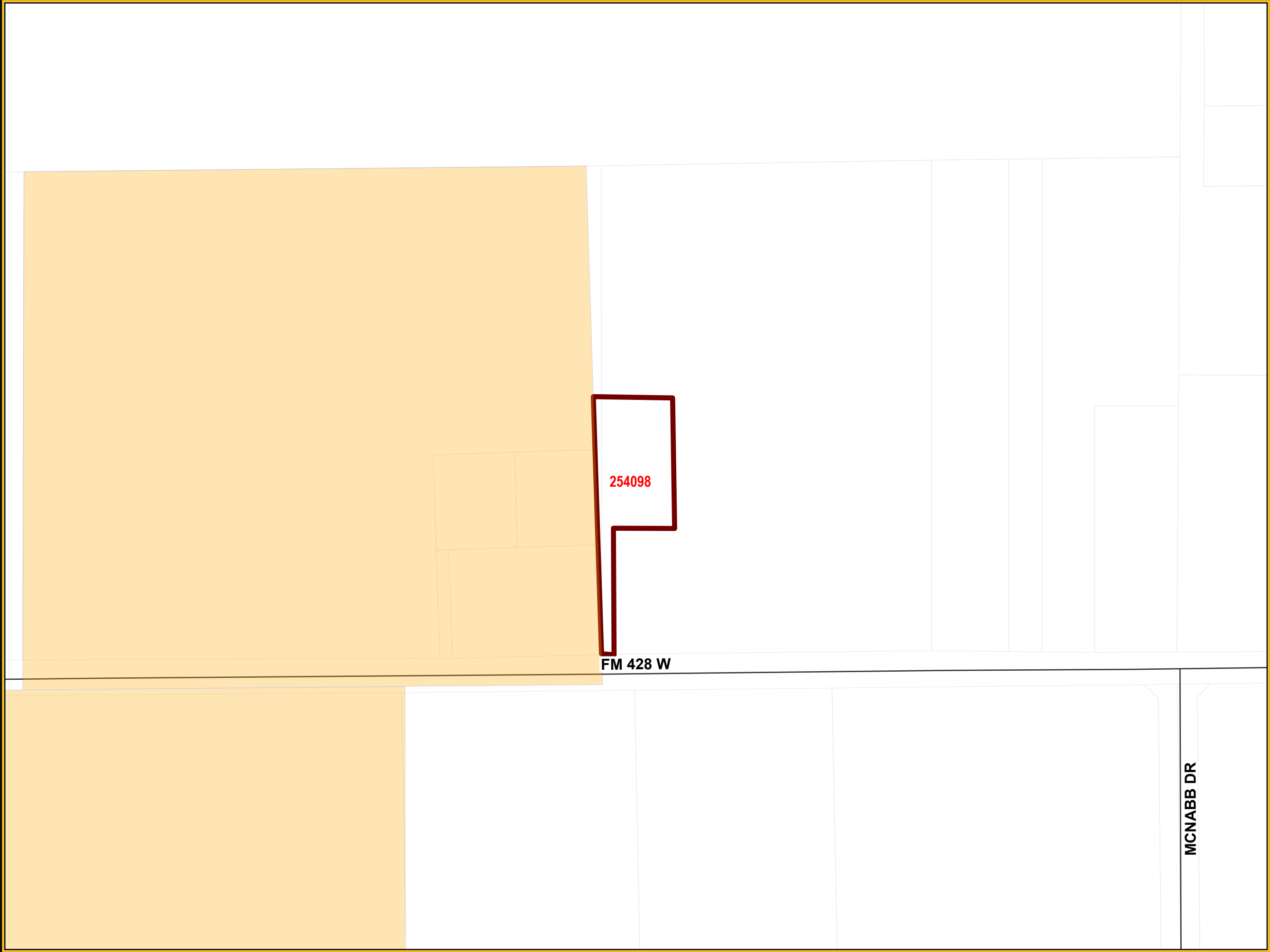
Legend

- Agreements 25
- City Limits
- Roads
- Parcels



0 170 340 Feet

8/26/2025





Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: October 16, 2025
Re: Conduct a public hearing to consider and act upon a request to zone an approximately 18.143 acre tract of land legally described as ABS A0170 COLLIN COUNTY SCHOOL LAND #15 SURVEY, SHEET 2, TRACT 19, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #992135 to Agricultural District (AG), within City Limits. (Property ID 992135 – Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 18.143 acre tract of land legally described as ABS A0170 COLLIN COUNTY SCHOOL LAND #15 SURVEY, SHEET 2, TRACT 19, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #992135 to Agricultural District (AG), within City Limits. (Property ID 992135 – Zoning)

Background Information:

This request is for the zoning of approximately 19 acres, within City Limits. The proposed zoning is associated with the expiration of several pre-annexation agreements and subsequent annexation. In 2010, the City entered into contracts agreeing not to annex the subject properties until the voluntary conclusion of the terms. With the expiration of those agreements, City Council approved the annexation of the properties on September 9, 2025. The properties will be zoned Agricultural District (AG) and subject to applicable City standards and regulations. Please refer to the attachments for additional information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

1. Location Map

Financial Consideration:

Staff Recommendation:

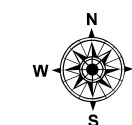
Staff recommends approval as presented.



Exhibit City of Celina

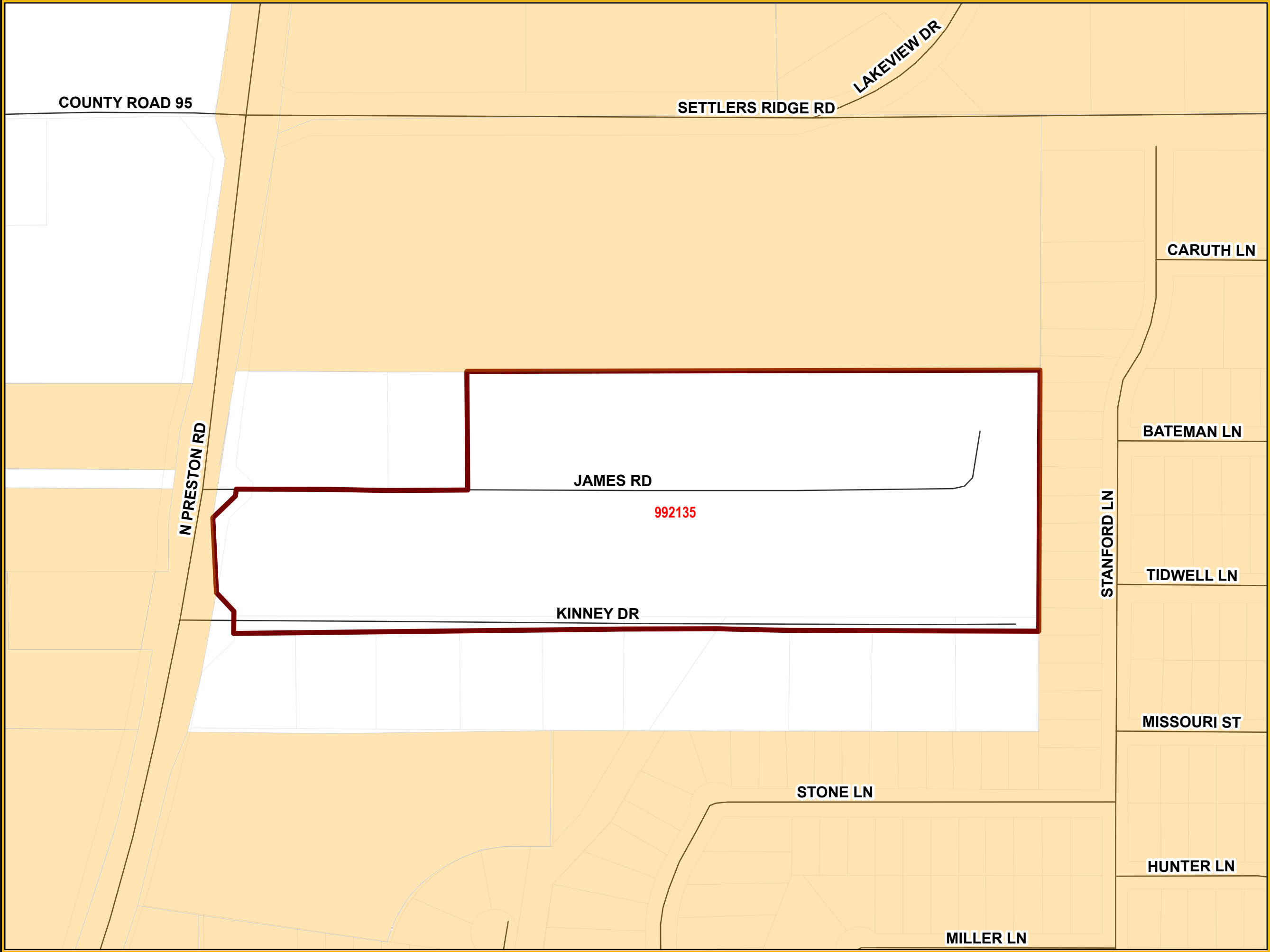
Legend

- Agreements 25
- City Limits
- Roads
- Parcels



0 140 280 Feet

8/26/2025





Life Connected.

Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: October 16, 2025
Re: Conduct a public hearing to consider and act upon a request to zone an approximately 4.0150 acre tract of land legally described as PRESTON 450 ADDITION, LOT 39, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #1498114; and an approximately 5.28 acre tract of land legally described as ABS A0653 M E P & P RY CO SURVEY, TRACT 18, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #1584501 to Agricultural District (AG), within City Limits. (Property ID 1498114, 1584501 – Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 4.0150 acre tract of land legally described as PRESTON 450 ADDITION, LOT 39, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #1498114; and an approximately 5.28 acre tract of land legally described as ABS A0653 M E P & P RY CO SURVEY, TRACT 18, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #1584501 to Agricultural District (AG), within City Limits. (Property ID 1498114, 1584501 – Zoning)

Background Information:

This request is for the zoning of approximately 10 acres across multiple properties, generally located within City Limits. The proposed zoning is associated with the expiration of several pre-annexation agreements and subsequent annexation. In 2010, the City entered into contracts agreeing not to annex the subject properties until the voluntary conclusion of the terms. With the expiration of those agreements, City Council approved the annexation of the properties on September 9, 2025. The properties will be zoned Agricultural District (AG) and subject to applicable City standards and regulations. Please refer to the attachments for additional information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

- 1. Location Map

Financial Consideration:

Staff Recommendation:

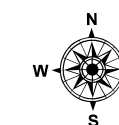
Staff recommends approval as presented.



Exhibit City of Celina

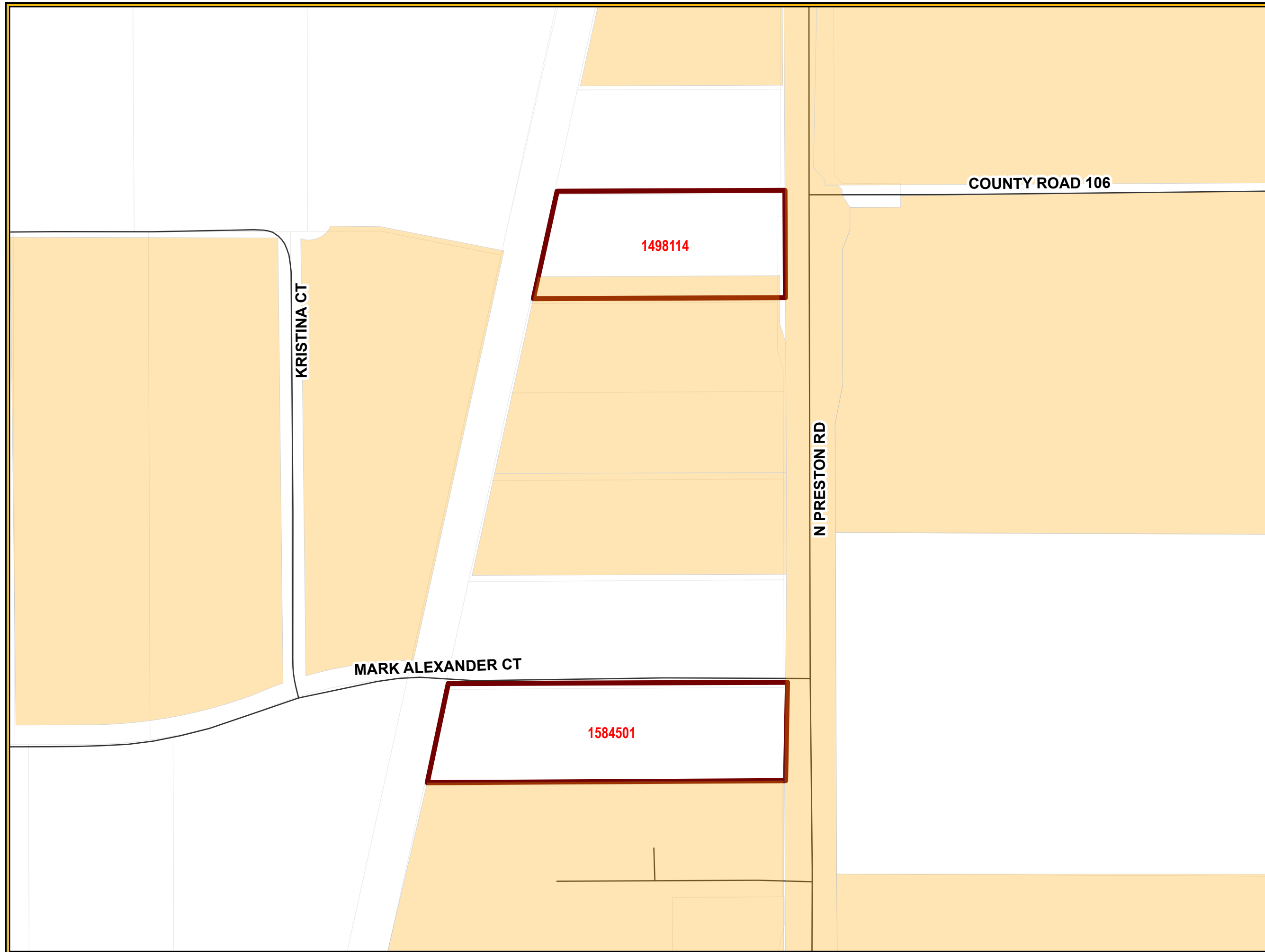
Legend

- Agreements 25
- City Limits
- Roads
- Parcels



0 170 340 Feet

8/26/2025





Life Connected.

Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: October 16, 2025
Re: Conduct a public hearing to consider and act upon a request to zone an approximately 8.816 acre tract of land legally described as ABS A0380 W H HERRON SURVEY, TRACT 14, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #1725734; and an approximately 10.5 acre tract of land legally described as ABS A0380 W H HERRON SURVEY, TRACT 8, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2121068 to Agricultural District (AG), within City Limits. (Property ID 1725734, 2121068 – Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 8.816 acre tract of land legally described as ABS A0380 W H HERRON SURVEY, TRACT 14, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #1725734; and an approximately 10.5 acre tract of land legally described as ABS A0380 W H HERRON SURVEY, TRACT 8, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2121068 to Agricultural District (AG), within City Limits. (Property ID 1725734, 2121068 – Zoning)

Background Information:

This request is for the zoning of approximately 20 acres across multiple properties, generally located within City Limits. The proposed zoning is associated with the expiration of several pre-annexation agreements and subsequent annexation. In 2010, the City entered into contracts agreeing not to annex the subject properties until the voluntary conclusion of the terms. With the expiration of those agreements, City Council approved the annexation of the properties on September 9, 2025. The properties will be zoned Agricultural District (AG) and subject to applicable City standards and regulations. Please refer to the attachments for additional information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

1. Location Map

Financial Consideration:

Staff Recommendation:

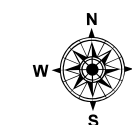
Staff recommends approval as presented.



Exhibit City of Celina

Legend

- Agreements 25
- City Limits
- Roads
- Parcels



0 170 340 Feet

8/26/2025

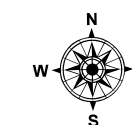




Exhibit City of Celina

Legend

- Agreements 25
- City Limits
- Roads
- Parcels



0 170 340 Feet

8/26/2025





Life Connected.

Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: October 16, 2025
Re: Conduct a public hearing to consider and act upon a request to zone an approximately 24.086 acre tract of land legally described as ABS A1030 JONATHAN WESTOVER SURVEY, SHEET 1, TRACT 9, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2122500 to Agricultural District (AG), within City Limits. (Property ID 2122500 – Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 24.086 acre tract of land legally described as ABS A1030 JONATHAN WESTOVER SURVEY, SHEET 1, TRACT 9, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2122500 to Agricultural District (AG), within City Limits. (Property ID 2122500 – Zoning)

Background Information:

This request is for the zoning of approximately 25 acres, within City Limits. The proposed zoning is associated with the expiration of several pre-annexation agreements and subsequent annexation. In 2010, the City entered into contracts agreeing not to annex the subject properties until the voluntary conclusion of the terms. With the expiration of those agreements, City Council approved the annexation of the properties on September 9, 2025. The properties will be zoned Agricultural District (AG) and subject to applicable City standards and regulations. Please refer to the attachments for additional information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

1. Location Map

Financial Consideration:

Staff Recommendation:





Staff recommends approval as presented.

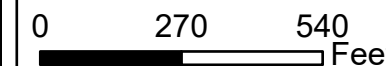
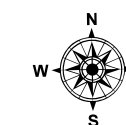


Exhibit

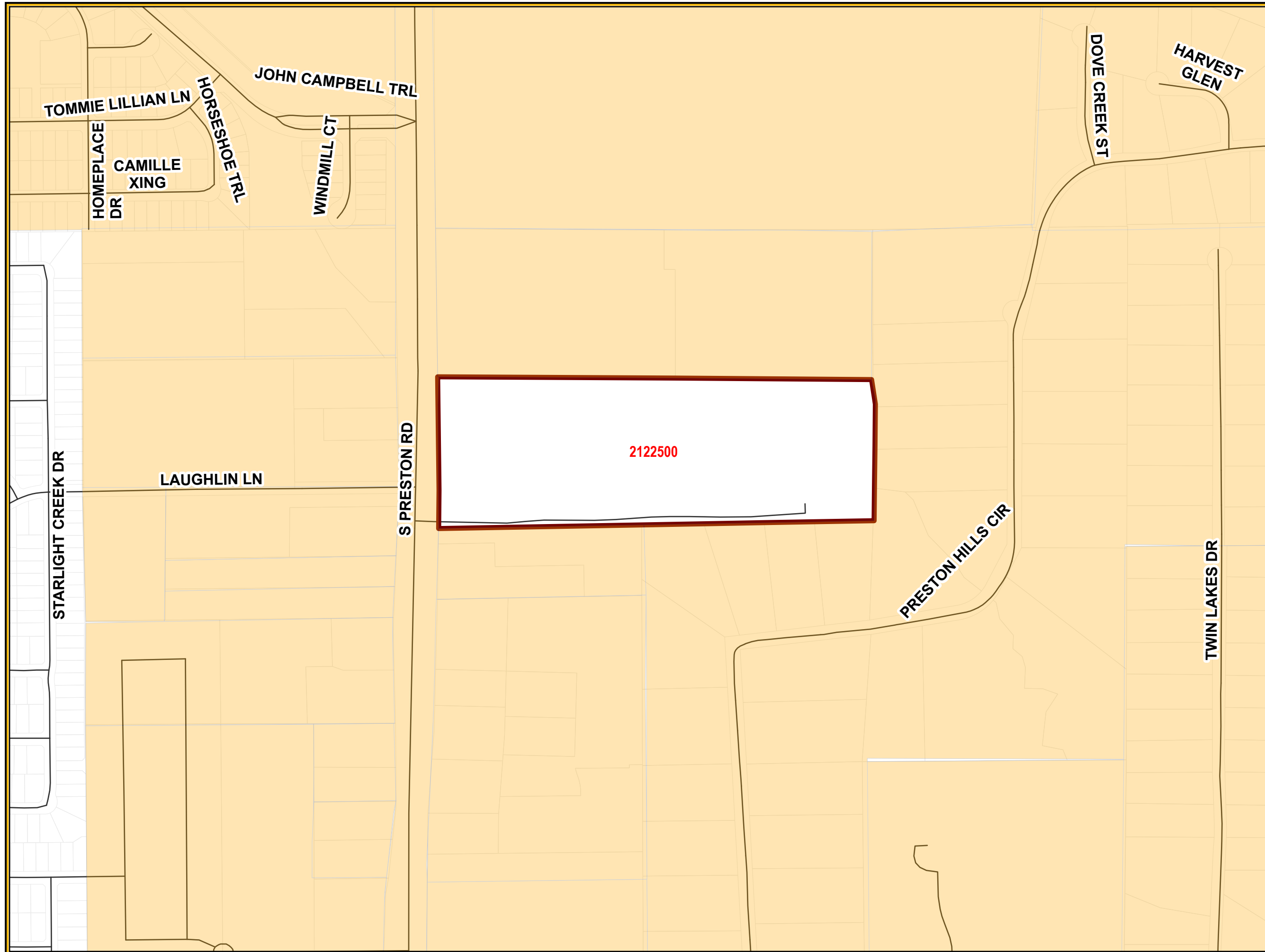
City of Celina

Legend

-  Agreements 25
-  City Limits
-  Roads
-  Parcels



8/26/2025





Life Connected.

Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: October 16, 2025
Re: Conduct a public hearing to consider and act upon a request to zone an approximately 3.117 acre tract of land legally described as ABS A0168 COLLIN COUNTY SCHOOL LAND #16 SURVEY, SHEET 1, TRACT 76, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507331; an approximately 2.715 acre tract of land legally described as ABS A0168 COLLIN COUNTY SCHOOL LAND #16 SURVEY, SHEET 1, TRACT 77, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507332; an approximately 2.15 acre tract of land legally described as ABS A0168 COLLIN COUNTY SCHOOL LAND #16 SURVEY, SHEET 1, TRACT 78, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507333; and an approximately 3.011 acre tract of land legally described as ABS A0168 COLLIN COUNTY SCHOOL LAND #16 SURVEY, SHEET 1, TRACT 79, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507334 to Agricultural District (AG), within City Limits. (Property ID 2507331, 2507332, 2507333, 2507334 - Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 3.117 acre tract of land legally described as ABS A0168 COLLIN COUNTY SCHOOL LAND #16 SURVEY, SHEET 1, TRACT 76, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507331; an approximately 2.715 acre tract of land legally described as ABS A0168 COLLIN COUNTY SCHOOL LAND #16 SURVEY, SHEET 1, TRACT 77, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507332; an approximately 2.15 acre tract of land legally described as ABS A0168 COLLIN COUNTY SCHOOL LAND #16 SURVEY, SHEET 1, TRACT 78, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507333; and an approximately 3.011 acre tract of land legally described as ABS A0168 COLLIN COUNTY SCHOOL LAND #16 SURVEY, SHEET 1, TRACT 79, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2507334 to Agricultural District (AG), within City Limits. (Property ID 2507331, 2507332, 2507333, 2507334 - Zoning)

Background Information:

This request is for the zoning of approximately 11 acres across multiple properties, generally located within City Limits. The proposed zoning is associated with the expiration of several pre-annexation agreements and subsequent annexation. In 2010, the City entered into contracts agreeing not to annex the subject properties until the voluntary conclusion of the terms. With the expiration of those agreements, City Council approved the annexation of the properties on September 9, 2025. The properties will be zoned Agricultural District (AG) and subject to applicable City standards and regulations. Please refer to the attachments for additional information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

1. Location Map

Financial Consideration:

Staff Recommendation:

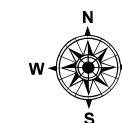
Staff recommends approval as presented.



Exhibit City of Celina

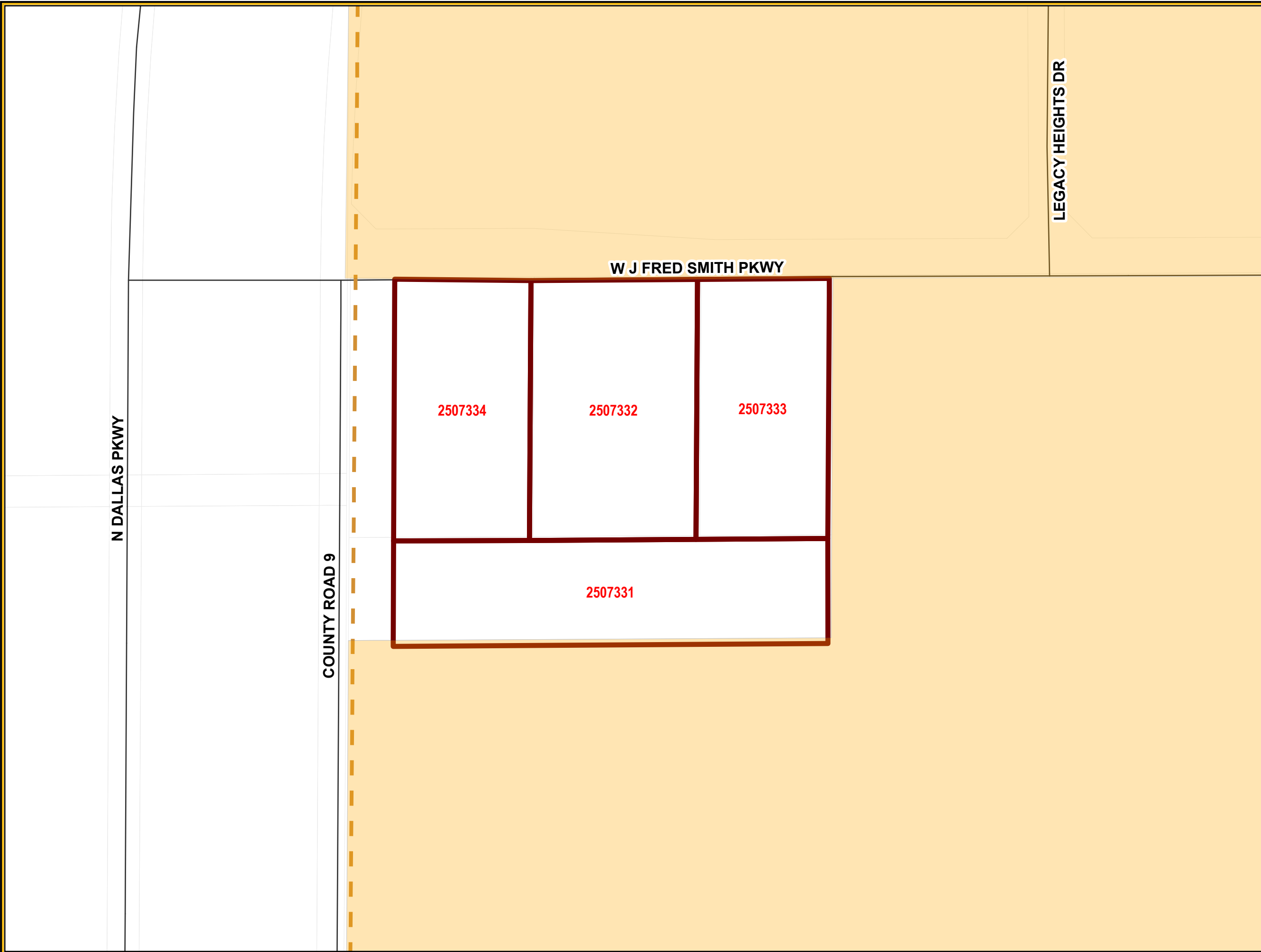
Legend

- Agreements 25
- City Limits
- Roads
- Parcels



0 110 220 Feet

8/26/2025





Life Connected.

Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: October 16, 2025
Re: Conduct a public hearing to consider and act upon a request to zone an approximately 3.23 acre tract of land legally described as ABS A0779 LEVIN ROUTH SURVEY, TRACT 12, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2647903 to Agricultural District (AG), within City Limits. (Property ID 2647903 – Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 3.23 acre tract of land legally described as ABS A0779 LEVIN ROUTH SURVEY, TRACT 12, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2647903 to Agricultural District (AG), within City Limits. (Property ID 2647903 – Zoning)

Background Information:

This request is for the zoning of approximately 4 acres, within City Limits. The proposed zoning is associated with the expiration of several pre-annexation agreements and subsequent annexation. In 2010, the City entered into contracts agreeing not to annex the subject properties until the voluntary conclusion of the terms. With the expiration of those agreements, City Council approved the annexation of the properties on September 9, 2025. The properties will be zoned Agricultural District (AG) and subject to applicable City standards and regulations. Please refer to the attachments for additional information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

1. Location Map

Financial Consideration:

Staff Recommendation:

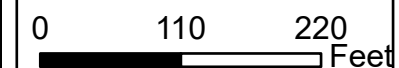
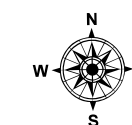
Staff recommends approval as presented.



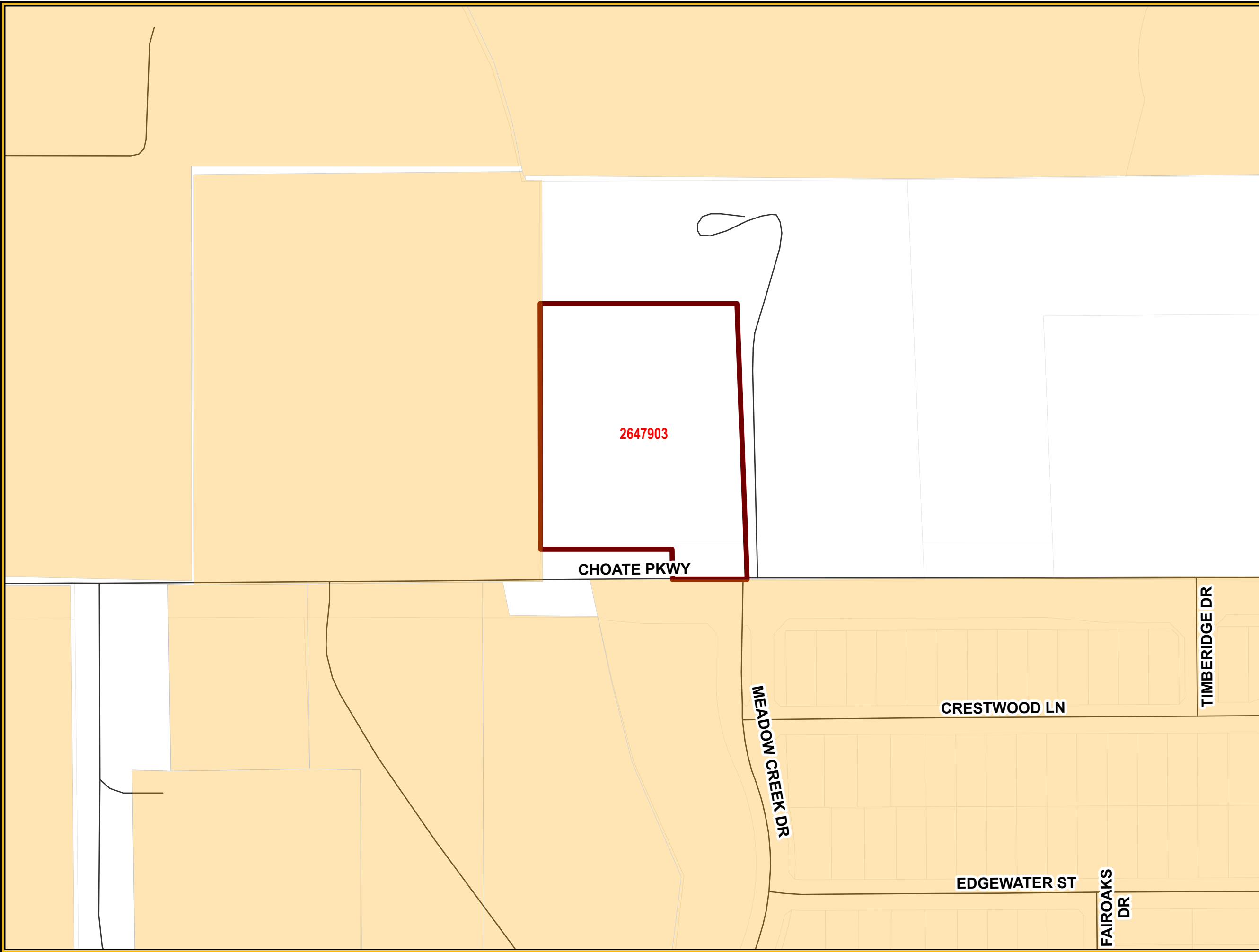
Exhibit City of Celina

Legend

- Agreements 25
- City Limits
- Roads
- Parcels



8/26/2025





Life Connected.

Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: October 16, 2025
Re: Conduct a public hearing to consider and act upon a request to zone an approximately 39.437 acre tract of land legally described as ABS A0380 W H HERRON SURVEY, TRACT 9, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2688521 to Agricultural District (AG), within City Limits. (Property ID 2688521 – Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 39.437 acre tract of land legally described as ABS A0380 W H HERRON SURVEY, TRACT 9, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2688521 to Agricultural District (AG), within City Limits. (Property ID 2688521 – Zoning)

Background Information:

This request is for the zoning of approximately 40 acres, within City Limits. The proposed zoning is associated with the expiration of several pre-annexation agreements and subsequent annexation. In 2010, the City entered into contracts agreeing not to annex the subject properties until the voluntary conclusion of the terms. With the expiration of those agreements, City Council approved the annexation of the properties on September 9, 2025. The properties will be zoned Agricultural District (AG) and subject to applicable City standards and regulations. Please refer to the attachments for additional information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

1. Location Map

Financial Consideration:

Staff Recommendation:

Staff recommends approval as presented.

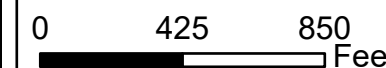


Exhibit

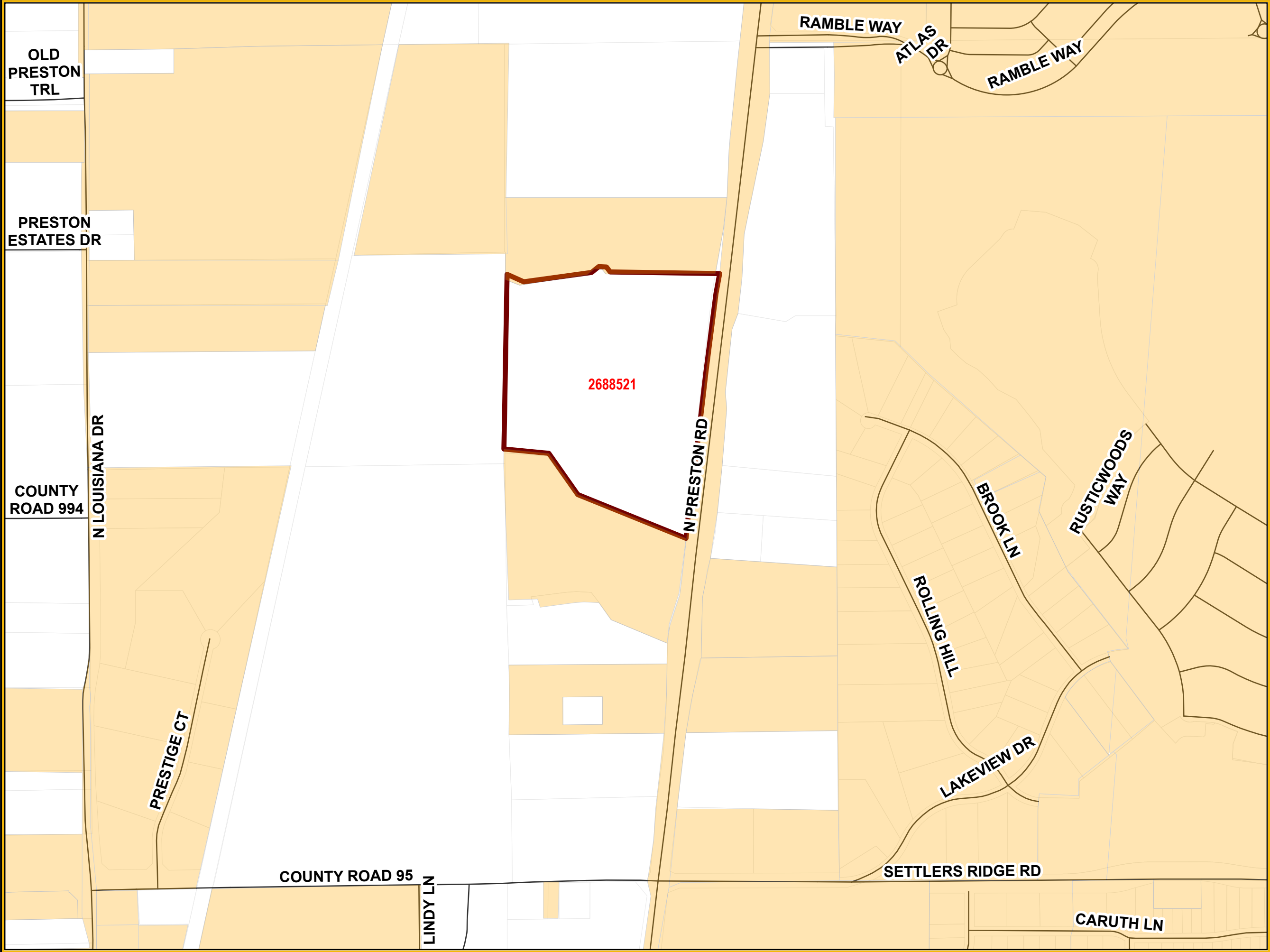
City of Celina

Legend

- Agreements 25
- City Limits
- Roads
- Parcels



8/26/2025





Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: October 16, 2025
Re: Conduct a public hearing to consider and act upon a request to zone an approximately 8.376 acre tract of land legally described as ABS A0170 COLLIN COUNTY SCHOOL LAND #15 SURVEY, SHEET 2, TRACT 11, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2714384 to Agricultural District (AG), within City Limits. (Property ID 2714384 – Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 8.376 acre tract of land legally described as ABS A0170 COLLIN COUNTY SCHOOL LAND #15 SURVEY, SHEET 2, TRACT 11, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2714384 to Agricultural District (AG), within City Limits. (Property ID 2714384 – Zoning)

Background Information:

This request is for the zoning of approximately 9 acres, within City Limits. The proposed zoning is associated with the expiration of several pre-annexation agreements and subsequent annexation. In 2010, the City entered into contracts agreeing not to annex the subject properties until the voluntary conclusion of the terms. With the expiration of those agreements, City Council approved the annexation of the properties on September 9, 2025. The properties will be zoned Agricultural District (AG) and subject to applicable City standards and regulations. Please refer to the attachments for additional information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

1. Location Map

Financial Consideration:

Staff Recommendation:





Staff recommends approval as presented.

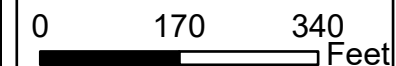
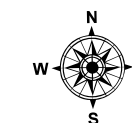


Exhibit

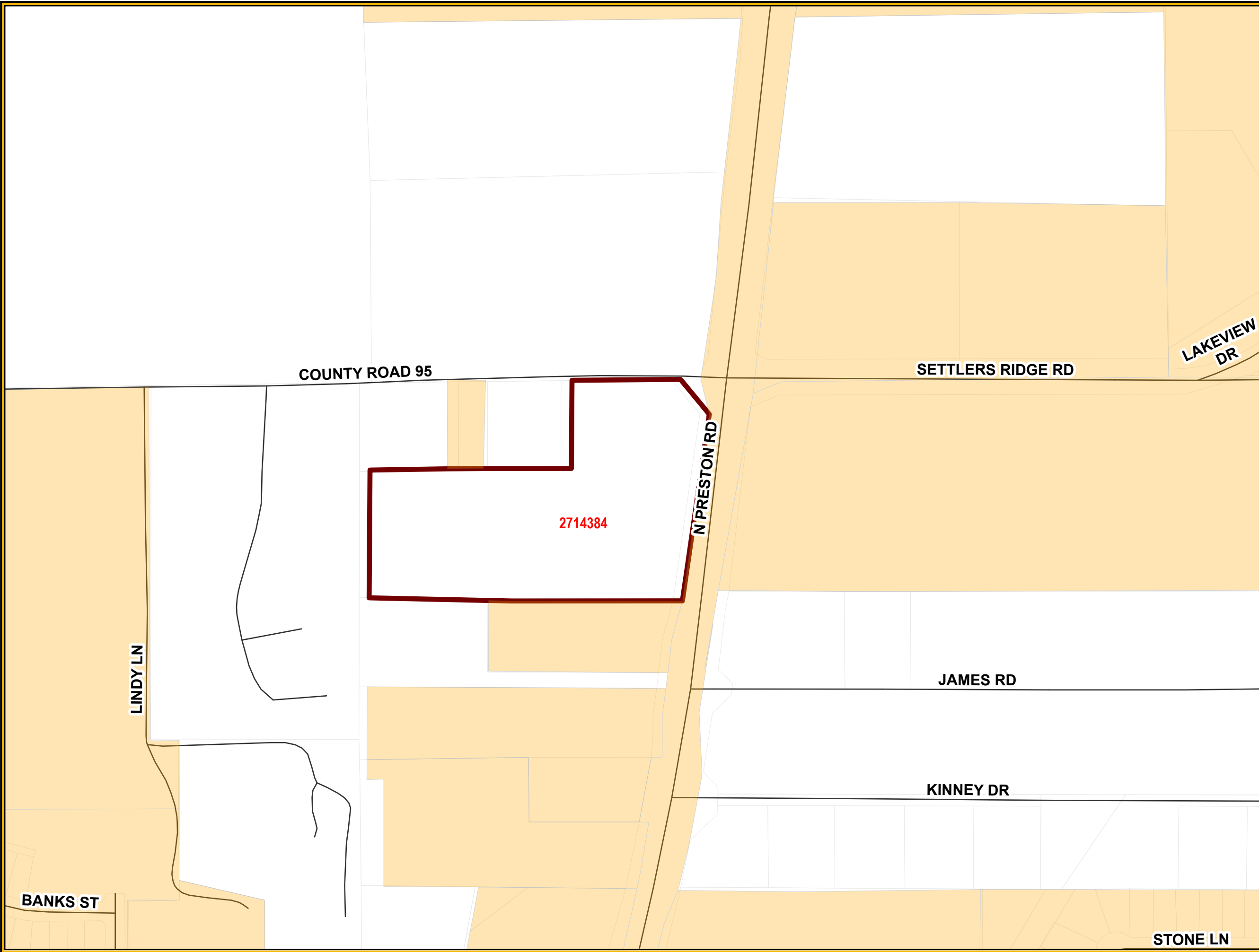
City of Celina

Legend

-  Agreements 25
-  City Limits
-  Roads
-  Parcels



8/26/2025





Life Connected.

Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: October 16, 2025
Re: Conduct a public hearing to consider and act upon a request to zone an approximately 16.369 acre tract of land legally described as ABS A0380 W H HERRON SURVEY, TRACT 26, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2741350 to Agricultural District (AG), within City Limits. (Property ID 2741350 – Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 16.369 acre tract of land legally described as ABS A0380 W H HERRON SURVEY, TRACT 26, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #2741350 to Agricultural District (AG), within City Limits. (Property ID 2741350 – Zoning)

Background Information:

This request is for the zoning an approximately 17 acres, within City Limits. The proposed zoning is associated with the expiration of several pre-annexation agreements and subsequent annexation. In 2010, the City entered into contracts agreeing not to annex the subject properties until the voluntary conclusion of the terms. With the expiration of those agreements, City Council approved the annexation of the properties on September 9, 2025. The properties will be zoned Agricultural District (AG) and subject to applicable City standards and regulations. Please refer to the attachments for additional information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

1. Location Map

Financial Consideration:

Staff Recommendation:





Staff recommends approval as presented.

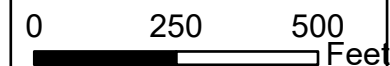
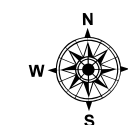


Exhibit

City of Celina

Legend

-  Agreements 25
-  City Limits
-  Roads
-  Parcels



8/26/2025





Life Connected.

Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: October 16, 2025
Re: Conduct a public hearing to consider and act upon a request to zone an approximately 77.32 acre tract of land legally described as ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 22, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #962612 to Agricultural District (AG), within the Extraterritorial Jurisdiction. (Property ID 962612 – Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone an approximately 77.32 acre tract of land legally described as ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 22, Collin County, Texas, as further identified in the Collin County Appraisal District as Property ID #962612 to Agricultural District (AG), within the Extraterritorial Jurisdiction. (Property ID 962612 – Zoning)

Background Information:

This request is for the zoning of approximately 78 acres, generally located at the southeast corner of Preston Road and Glendenning Parkway, within the Extraterritorial Jurisdiction (ETJ). The proposed zoning is associated with the expiration of a pre-annexation agreement. In 2010, the City entered into a contract agreeing not to annex the subject property until the voluntary conclusion of the terms. With the expiration of this agreement, the applicant requests to voluntarily annex the property and provide the appropriate zoning in conformance with the pre-annexation agreement. The property will be zoned Agricultural District (AG) and subject to applicable City standards and regulations. Please refer to the attachments for additional information.

Legal Review:

N/A

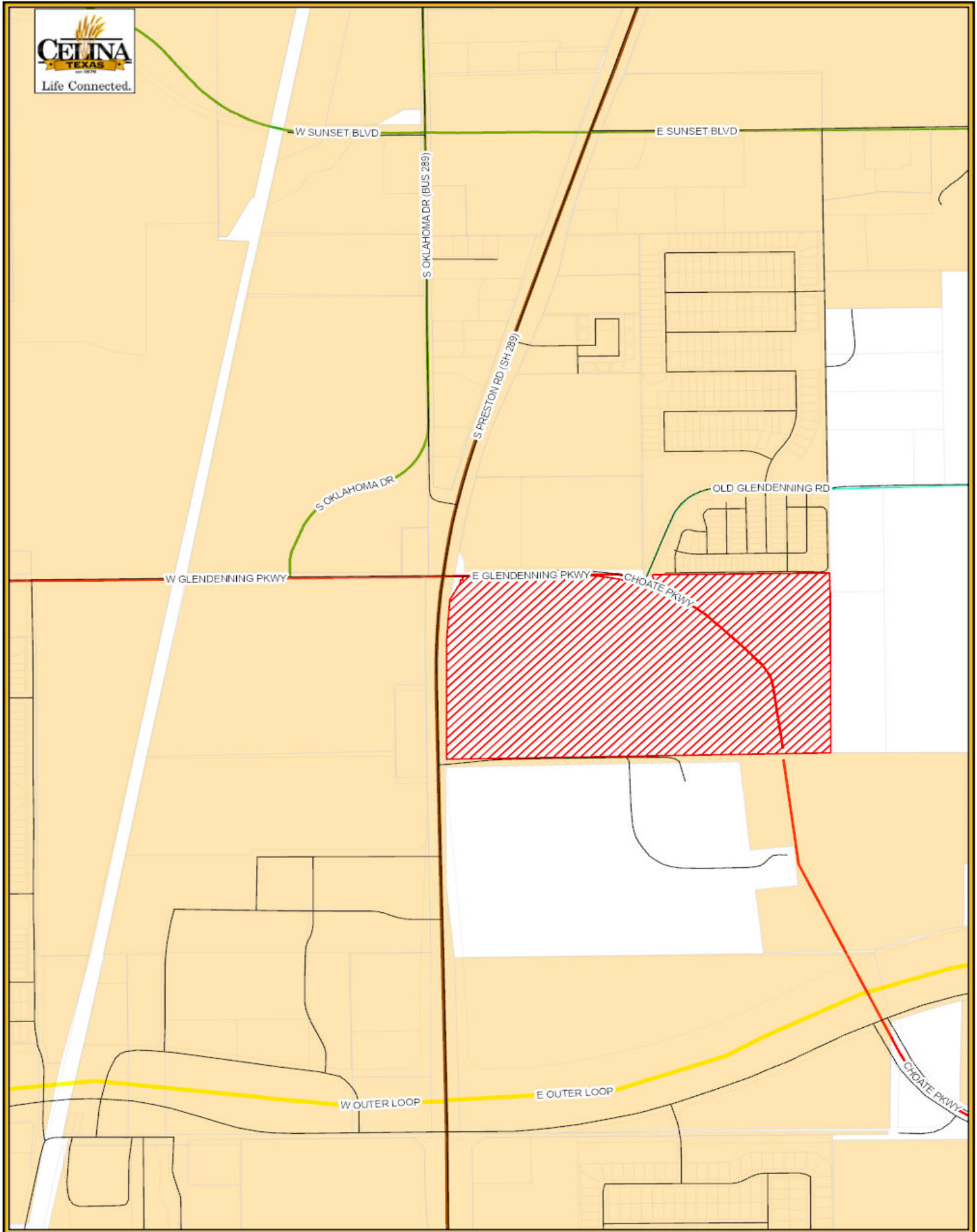
Supporting Documents:

1. Location Map





Financial Consideration:

Staff Recommendation:

Staff recommends approval as presented.



Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

25-Z-15 Property ID 962612
Location Map
City of Celina

10/1/2025

