



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: October 8th, 2025 at 5:00pm and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."


Staff Liaison