



Life Connected.

**PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, NOVEMBER 20, 2025
5:00 PM
AGENDA**

- I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:** The Chair will call the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas flags.
- II. OPEN FORUM:**
Open Forum is for information only. If you wish to speak, please sign one of the “Speaker Cards” and present to the Staff Liaison prior to the beginning of the meeting. Speakers are limited to three (3) minutes. No action can be taken. 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 copies/handouts regarding their item of interest must provide nine (9) copies and present them to the Staff Liaison for distribution.
- III. WORKSESSION:** The Planning & Zoning Commission will hold a Worksession to receive the Director’s report, discuss future agenda items, update on Council actions, training topics, and request for new business consideration. The meeting is open to the public.
Reconvene to the Council Chambers.
- IV. PRESENTATIONS:**
- A. Chair & Vice-Chair Appointments
 - B. Presentation of the Planning Implementation Award (Gold)
- 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 October 16, 2025, Planning & Zoning Commission meeting.
- VI. PUBLIC HEARING/ACTION:**
- A. Conduct a public hearing to consider and act upon a request to zone an approximately 6 acre tract of land legally described as PRESTON 450 ADDITION (GCN), LOT 43, Collin, County, Texas, as further identified in the Collin County Appraisal District as Property ID #1498150 to Agricultural District (AG), within the Extraterritorial Jurisdiction (ETJ). (Summer Annexation Contract Expiration (Property ID 1498150 - Zoning)
 - B. Conduct a public hearing to consider and act upon a request to rezone approximately 2 acres to Commercial, Office, & Retail District (C) zoning; generally located along Oklahoma Drive and

approximately 1,000 feet south of Ash Street, within City Limits. (TDW Holdings (710 S Oklahoma - Rezoning)

- C. Conduct a public hearing to consider and act upon a request to zone approximately 54 acres to a Planned Development (PD) with a base zoning of Single-Family Residential, Detached District (SF-R) zoning, and modified development standards; generally located along CR 132 (future Custer Road) and approximately 760 feet north of future Stallcup Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Serenade East - Zoning)
- D. Conduct a public hearing to consider and act upon a request to rezone approximately 13 acres of Planned Development (PD) No. 84 with Dallas North Tollway Overlay District (DNTO) base zoning, and modified development standards; generally located at the northeast corner of Dallas North Tollway and Punk Carter Parkway, within City Limits. (City Limits Honda - PD Amendment)

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