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**AGENDA**  
**PLANNING & ZONING COMMISSION REGULAR**  
**MEETING**  
**CELINA COUNCIL CHAMBERS**  
**112 N. COLORADO ST.**  
**THURSDAY, JANUARY 15, 2026**  
**5:00 PM**

- 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.
- A. P&Z Commissioners Training – Part I  
Reconvene to the Council Chambers.
- IV. **PRESENTATIONS:**
- A. Discussion regarding the Development Appeals Process.  
B. Presentation of the Planning Excellence Award.
- 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 December 18, 2025, Planning & Zoning Commission meeting.
- VI. **PUBLIC HEARING/ACTION:**
- A. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 9 acres of land; generally located along Choate Parkway and approximately 1,700 feet east of Coit Road, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Creekway Shops – Development Agreement)
- B. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for an Outdoor Kennel use on approximately 2 acres; generally located east of Oklahoma Drive and approximately 1,000 feet south of Ash Street, within the City Limits. (Hometown Paws Dog Daycare – Specific Use Permit)
- C. Conduct a public hearing to consider and act upon a request for a Major Modification to the design standards in the Downtown Code, in order to allow for the development of senior independent living; generally located at the southeast corner of Main Street and Oklahoma Drive, within the Downtown Code, Preston Streams District. (Preston Club - Major Modification)
- D. Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No. 155 with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, and

modified development standards; generally located at the southeast corner of GA Moore Parkway and Louisiana Drive, within the City Limits. (Willard Tract (Silo Crossing) – PD Amendment)

- E. Conduct a public hearing to consider and act upon a request to rezone approximately 20 acres to a Planned Development (PD) with Dallas North Tollway Overlay District (DNTO) base zoning, and modified development standards; generally located at the southwest corner of future Clear Creek Parkway and the future Dallas North Tollway, within the City Limits. (Ewing Buick GMC Dealership – PD Zoning)
- F. Conduct a public hearing to consider and act upon a request to amend the City’s Code of Ordinances, by amending Chapter 14: Zoning, Article 14.03: Use Regulations, Part One: Schedule of Uses, and related sections of the Zoning Ordinance. (Text Amendment)

**VII. ADJOURNMENT:**

“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 three (3) business days prior to the scheduled time of said meeting.”

\_\_\_\_\_  
Staff Liaison

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.