



Life Connected.

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.



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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: January 15, 2026
Re: Discussion regarding the Development Appeals Process.

Action Requested:

Discussion regarding the Development Appeals Process.

Background Information:

The Baker Tilly report highlighted the need to clearly define dispute resolution processes, or relief mechanisms. In response, Staff and Legal reviewed existing codes to identify areas requiring revision, recognizing that maintaining existing ordinances is a routine but necessary practice to support a healthy and functional regulatory framework. The attached presentation covers three regional options, including 1) relief through P&Z (via the plat), 2) Director-level approval, and 3) a staff panel consisting of a staff level committee to conduct review of department level appeals with the developer. This item was discussed at the December City Council meeting, with both Council and staff indicating a preference for Option 3 (staff panel). Please refer to the attached for additional information.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation

Financial Consideration:

Staff Recommendation:

N/A

DEVELOPMENT APPEALS PROCESS

ORDINANCE UPDATES

Planning & Zoning Commission
January 15, 2026

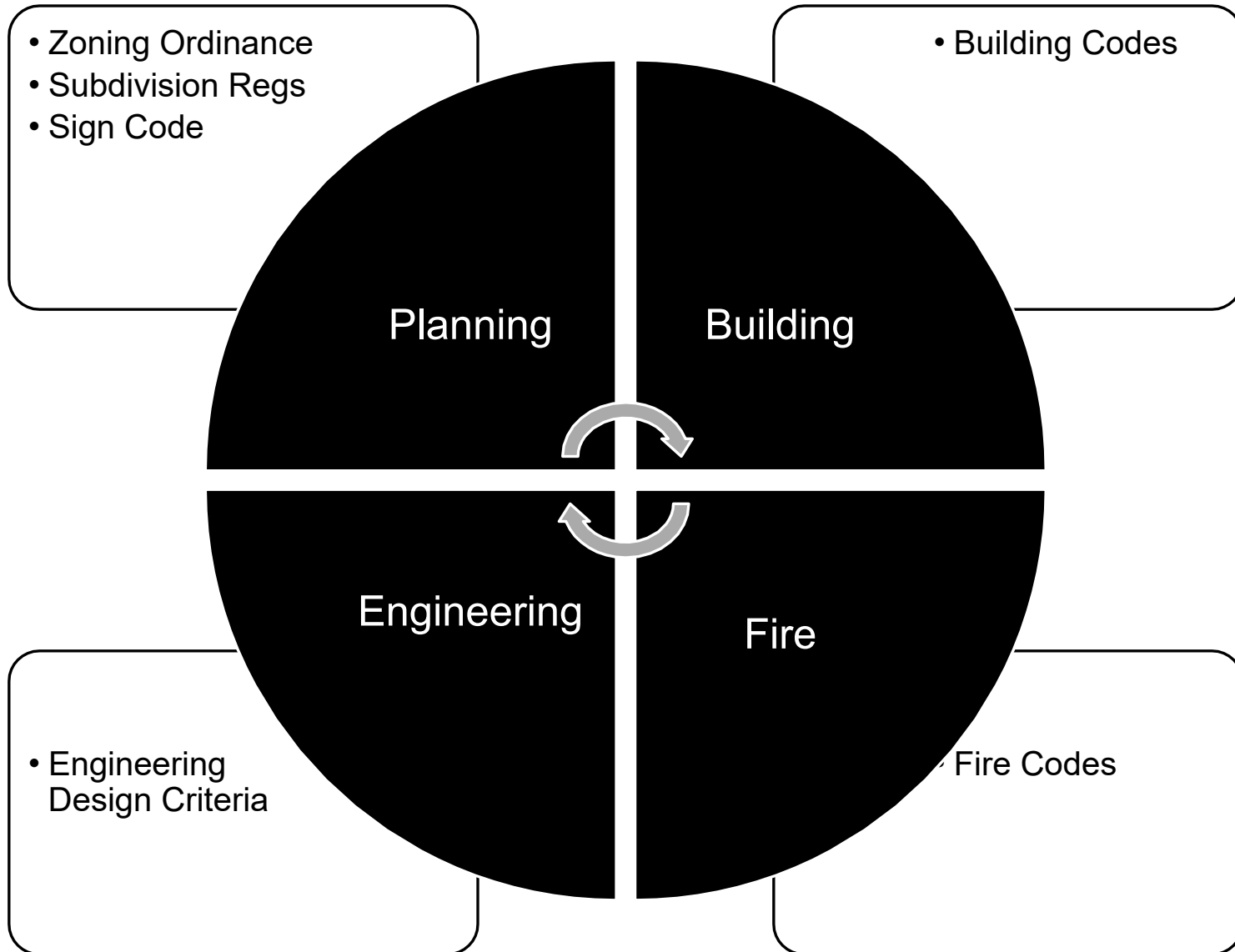


BACKGROUND

- The Baker Tilly report identified the need to clearly define the process for dispute resolutions, or relief mechanisms (i.e. procedural due process)
- Staff and Legal reviewed existing codes and identified areas that required revision & direction from Council
- Maintenance of existing ordinances is considered routine in order to maintain a healthy and functional regulatory framework

TIMELINE

- ~~December Council – discussion~~
- January P&Z - discussion
- Spring 2026 – ordinance updates



All codes allow for Minor Modifications (or equivalent) to be administratively approved by Staff

FYI: The Subdivision Ordinance currently grants the Development Services Director final authority, although not well-defined & not actively used

RELIEF MECHANISMS

- When staff, in its professional judgment, cannot get to a “yes” on a request for flexibility to a regulation . . . what then?
- Zoning: Planned Developments
- Subdivision: contradictory pathways available to P&Z and/or BOA
- Technical Infrastructure: n/a
- Technical Building/Fire codes: Building Standards Commission (BOA) based upon Legal recommendation

LAYOUT

- Staff is the final approval authority on all layout issues for a new development
- Layout is regulated in various codes by Planning, Engineering, and Fire that sometimes overlap
- Staff collaboratively works out these issues
- When a developer wants relief on a layout regulation that staff is uncomfortable granting, what level of procedural due process should be available?

REGIONAL OPTIONS (1 OF 3)

- Relief thru P&Z (via the plat): Plano, Allen, Prosper, Wylie, Richardson, Denton (*McKinney formerly*)
- Pros: clearly defined process, minor relief is often requested that staff denies, within P&Z's jurisdictional expertise
- Cons: labor and time intensive on staff, introduces a political element into the development review process, conditions Staff to be more apathetic and less pragmatic

REGIONAL OPTIONS (2 OF 3)

- Director-Level Approval (after staff case manager consideration): Frisco, McKinney
- Pros: eliminates political intrusion, orderly, empowers staff to utilize expertise, more efficient
- Cons: Less procedural due process, potential for complaints of overly strict application of code by staff

REGIONAL OPTIONS (3 OF 3)

- Staff Panel: staff level committee conducts review of department level appeals, with the Developer
- Pros: quick, internally accountable and improved coordination between departments, already occurring informally, discussed as part of the Baker Tilly analysis
- Cons: no regional precedence, staff burden, potential for complaints of overly strict application of code by staff

QUESTIONS & DISCUSSION

- When staff, in its professional judgment, cannot get to a “yes” on a request for flexibility to a regulation . . . what then?
- P&Z, Director-Level Approval, or Staff Panel
- Several ordinance updates will need to occur, regardless of tonight’s direction, including the Fire Code and Subdivision Ordinance
- All parties always have the standing to appeal an erroneous administrative decision made by staff thru the BOA (*contrasted to tonight’s discussion on flexibility level*)

POLICY CONSIDERATIONS

- The Baker Tilly report identified relief mechanisms as an important element of the development process to more clearly define and outline
- The development community seems to prefer a board or commission option, beyond staff-level consideration
- Staff prefers to stand upon the rules and regulations and update those accordingly, as needed
- All codes allow for Minor Modifications (or equivalent) to be administratively approved by Staff

RECOMMENDATION

- After discussion, the City Council indicated a preference for Option 3 (Staff Panel)
- Although opinions varied, the general consensus from Staff was also Option 3 (Staff Panel)

TIMELINE

- ~~December Council – discussion~~
- ~~January P&Z - discussion~~
- Spring 2026 – ordinance updates



Life Connected.

MINUTES
PLANNING & ZONING COMMISSION REGULAR
MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, DECEMBER 18, 2025
5:00 PM

I. **CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:** Chair Bain called the meeting to order at 5:00 pm, established a quorum, and led those present in a salute to the American and Texas flags.

Members Present:

Chair Shawn Bain
Vice Chair Bryan Poché
Commissioner Alan Upchurch
Commissioner Daniel Trigo
Commissioner Jason Laumer
Commissioner Michael Dawson
Commissioner Ryan Samuelson

Members Absent:

Staff Present:

Executive Director of Development Services,
Dusty McAfee
Assistant Director of Development Services,
Madhuri Mohan
Long Range Planning Manager,
Melissa Kleineck
Principal Planner, Victoria Kiker Simpson
Senior Planner, Haley Yansky

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.

No one came forward to speak.

III. **WORKSESSION:** The Planning & Zoning Commission held 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. **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 November 20, 2025, Planning & Zoning Commission meeting.

Upon a motion by Vice Chair Poché and a second by Commissioner Laumer, the Commission voted seven (7) for and none (0) opposed to approve the minutes of the November 20th Planning & Zoning Commission meeting. The motion carried 7-0.

V. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for an Auto, Gas Pumps/Fuel use on approximately 2 acres; generally located at the northeast corner of Coit Road and Frontier Parkway, within the City Limits. (7 Eleven – Specific Use Permit)

Victoria Kiker Simpson presented the staff report.
 Chair Bain opened the public hearing at 5:16 pm.
 No one came forward to speak, and the public hearing was closed at 5:16 pm.
 Commissioner Dawson motioned to approve the item as proposed.
 Commissioner Upchurch seconded the motion.
 All were in favor, and the motion was approved.

Upon a motion by Commissioner Dawson and a second by Commissioner Upchurch, the Commission voted seven (7) for and none (0) opposed to approve the item. The motion carried 7-0.

- B. 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 Two: Accessory Structures, and related sections of the Zoning Ordinance. (Text Amendment)

Melissa Kleineck presented the staff report.
 Chair Bain opened the public hearing at 5:20 pm.
 No one came forward to speak, and the public hearing was closed at 5:20 pm.
 Chair Bain motioned to approve the item as proposed.
 Vice Chair Poché seconded the motion.
 All were in favor, and the motion was approved.

Upon a motion by Chair Bain and a second by Vice Chair Poché, the Commission voted seven (7) for and none (0) opposed to approve the item. The motion carried 7-0.

VI. ADJOURNMENT:

Chair Bain adjourned the meeting at 5:21 pm.

Chair

Staff Liaison

Date



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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: January 15, 2026
Re: 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)

Action Requested:

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)

Background Information:

The approximately 9-acre subject property, consisting of two parcels, is both within the City Limits and the Extraterritorial Jurisdiction (ETJ). The applicant proposes a development featuring retail buildings along Choate Parkway, with additional permitted uses toward the rear of the property. This Development Agreement establishes future annexation and zoning as a Planned Development (PD) with a base zoning of Commercial, Office, and Retail (C). Please refer to the attachments for additional information.

Legal Review:

N/A

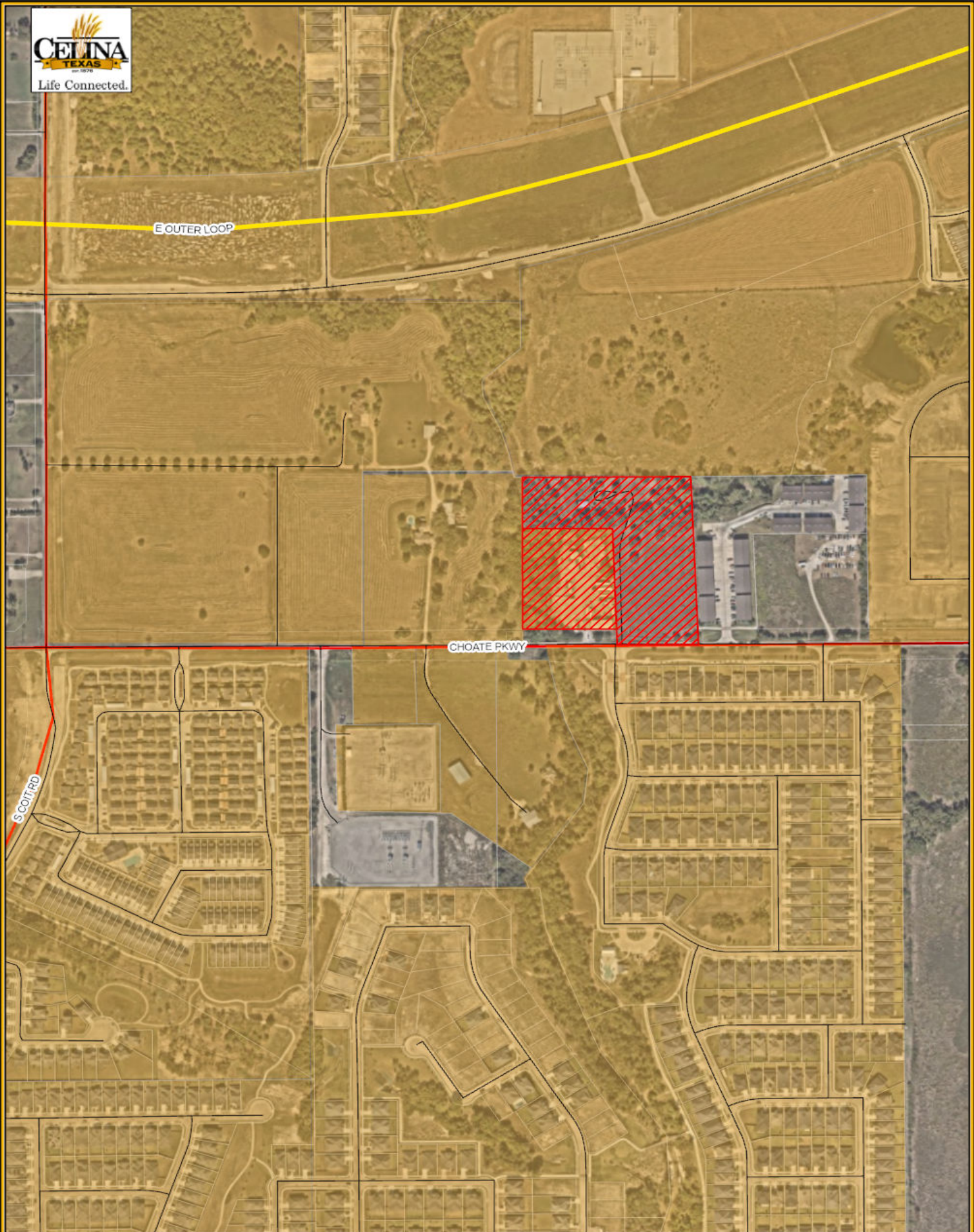
Supporting Documents:

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





Financial Consideration:

Staff Recommendation:

Staff recommends approval as presented.

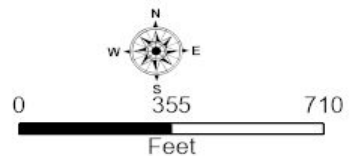


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**25-DA-22 Creekway Shops
Location Map
City of Celina**

12/29/2025

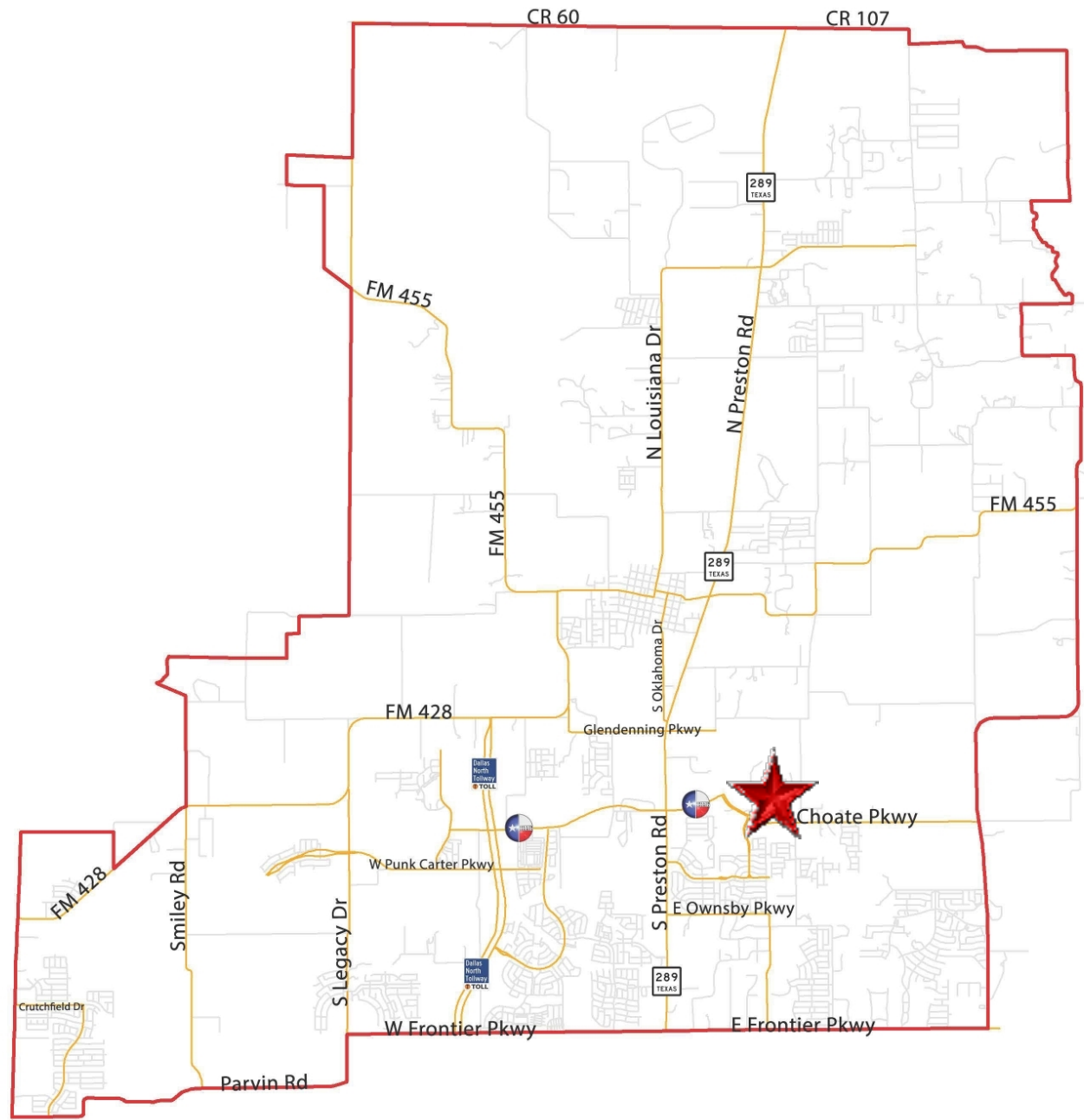


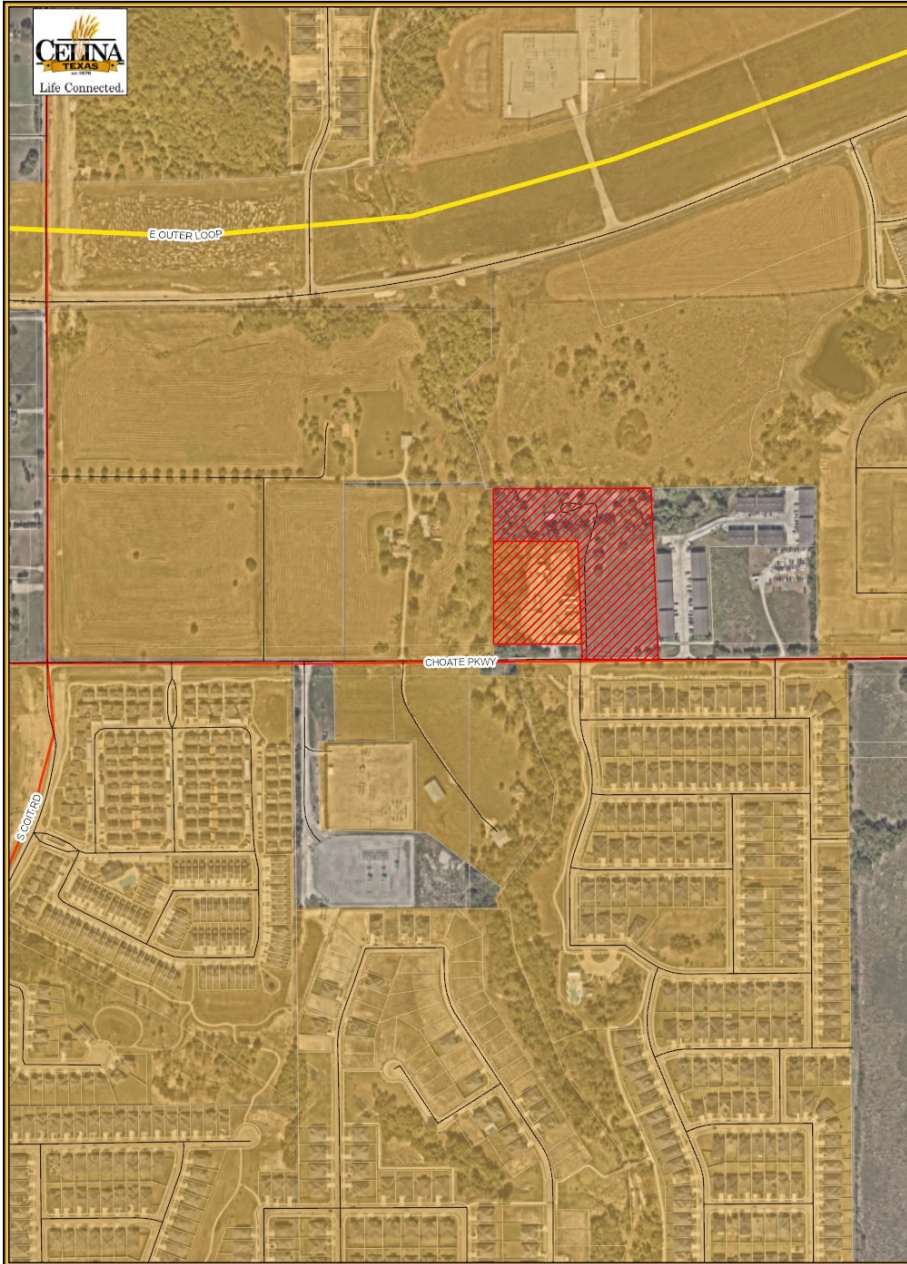
CREEKWAY SHOPS

Development Agreement

Planning & Zoning Commission
January 15, 2026







LOCATION MAP

The subject property is generally located along Choate Parkway and approximately 1,700 feet east of Coit Road

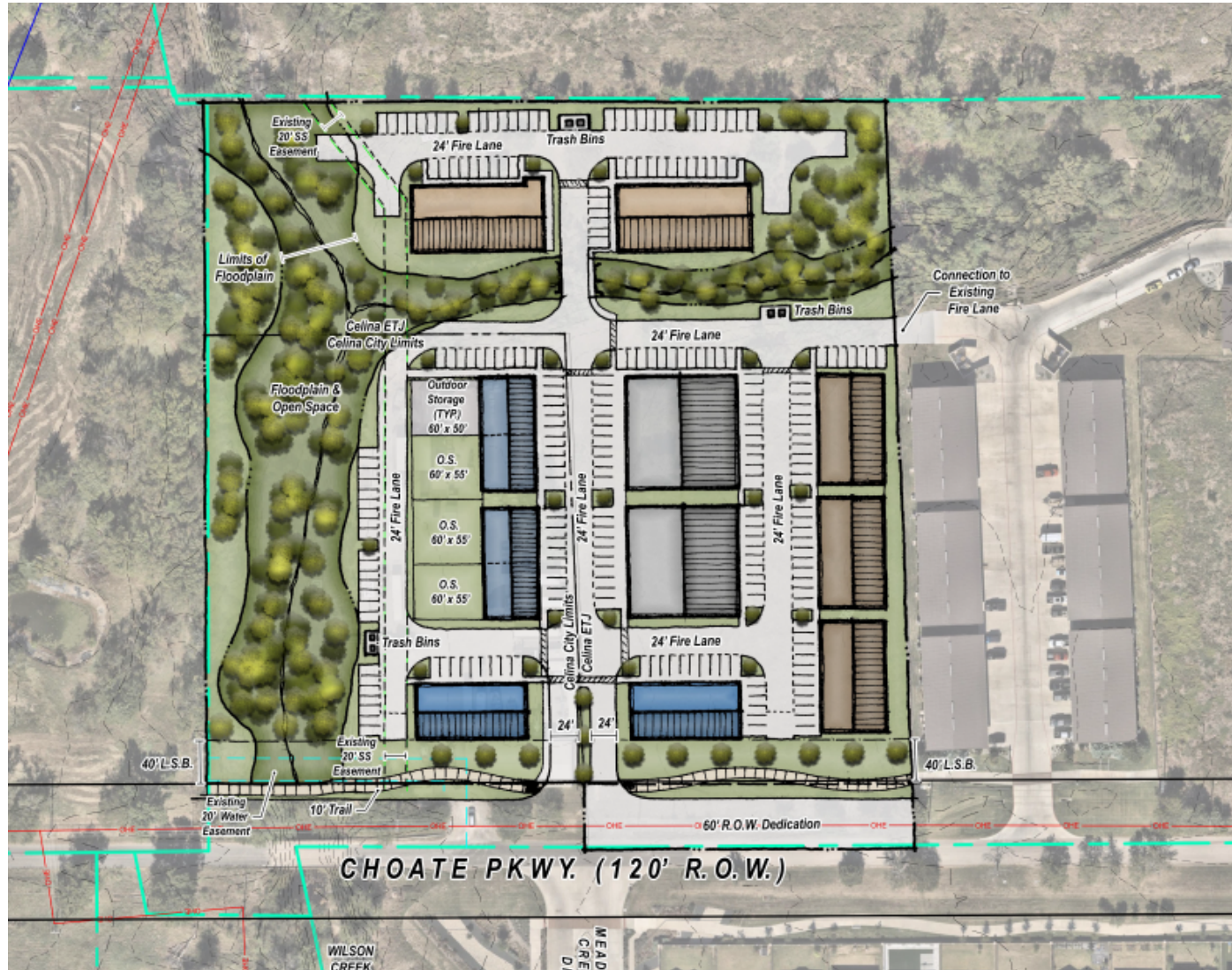
BACKGROUND

- The subject property is approximately 9 acres, between two parcels of land
- The property is currently both within City Limits and the Extraterritorial Jurisdiction (ETJ)
- The applicant is proposing a development with retail buildings along Choate Parkway and additional allowed land uses in the rear of the property
- The proposed Development Agreement outlines the future annexation and zoning for the property, which would be a Planned Development “PD” with a base zoning of Commercial, Office, & Retail District (C)

ENTITLEMENT OVERVIEW

- The western parcel was annexed in September 2025
- At time of annexation, the land uses included fleet vehicle parking, metal buildings, gravel storage yards, and outside storage
- State law protects these land uses in perpetuity
- The eastern parcel is in the ETJ, under a pre-annexation agreement that expires in August 2035
- The applicant desires to combine the parcels within City Limits and zone to a governing PD

CONCEPT PLAN



OVERVIEW

- The existing land uses shall be abandoned at time of development
- Buildings adjacent to Choate Parkway will develop as traditional retail buildings
- The development in the rear of the property may include contractor shops or self-storage (including Boat and RV Storage)
- The contractor shops shall be fully clad in Category A masonry material (brick/stone) and allow for roll-up doors

EXISTING CONDITIONS



ARCHITECTURE

Generally, there are 3 options with contractor shops:



Solid metal – not recommended



Masonry wainscot – not much better



Full masonry – applicant request



POLICY CONSIDERATIONS

- The existing land use is visually unappealing and detrimental to property values
- The retail buildings along Choate Parkway make sense (the development is similar to the recently approved Choate Office Park)
- The interior development would be visually screened by the retail buildings, floodplain, existing contractor shops to the east, and is set back into the property
- The market supports additional contractor shops, which provides square footage for local businesses that do not neatly fit on Preston Road
- The proposed buildings will be masonry

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in February
- Staff recommends approval as presented

Draft Development Standards

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

1. The subject property shall generally develop per the attached Concept Plan. Nothing on the Concept Plan precludes the administration of Engineering requirements, such as detention, right-of-way dedication, or any other design regulation.
2. The existing land use, which includes outdoor storage, must be abandoned at time of development.
3. The buildings adjacent to Choate Parkway shall develop with retail building standards and retail land uses.
4. The buildings (on the interior) not adjacent to Choate Parkway, may have the additional allowed uses, permitted by right:
 - a. Contractor Shops, which allows a combination of office, flex, and warehouses
 - b. Commercial Amusement, Outdoor
 - c. Mini-Warehouse/Self-Storage
 - i. RV and Boat storage (in conjunction with the Mini-Warehouse/Self-Storage use) is permitted and must be screened per the Zoning Ordinance.
 - d. The small land portion north of the floodplain may develop with land uses as allowed on the northern adjacent property, governed by Planned Development PD No. 142, or with land uses within this PD.
5. No perimeter tree planting is required, except for perimeter landscaping and sidewalk along Choate Parkway.
6. The building exteriors shall be fully clad in Category A masonry material. Buildings may have roll up doors, but may not face Choate Parkway. Outdoor storage is not permitted.



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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: January 15, 2026
Re: 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)

Action Requested:

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)

Background Information:

The subject property is approximately 2 acres, located within the City Limits, and is currently zoned Commercial, Office, & Retail (C) zoning district. A childcare center was constructed on the property in 2013, prior to the City annexing the property in 2014. The applicant desires to operate a dog daycare, classified as an Outdoor Kennel use. The Zoning Ordinance requires an Outdoor Kennel use to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in the Commercial, Retail, Office (C) zoning district. An SUP is required for land uses that may be allowed by the Zoning Ordinance but are screened and specially approved for situational suitability. The purpose of the SUP requirement is to determine the appropriateness of the proposal, and the City has broad discretionary approval of the requested SUP. Please refer to the attachments for additional information.

Legal Review:

N/A

Supporting Documents:

1. Location Map
2. Staff Presentation

Financial Consideration:





N/A

Staff Recommendation:

Staff recommends approval as presented.

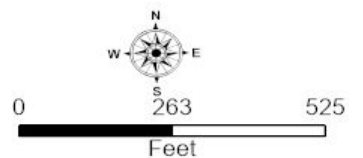


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

25-SUP-03 Hometown Paws Dog Daycare Location Map

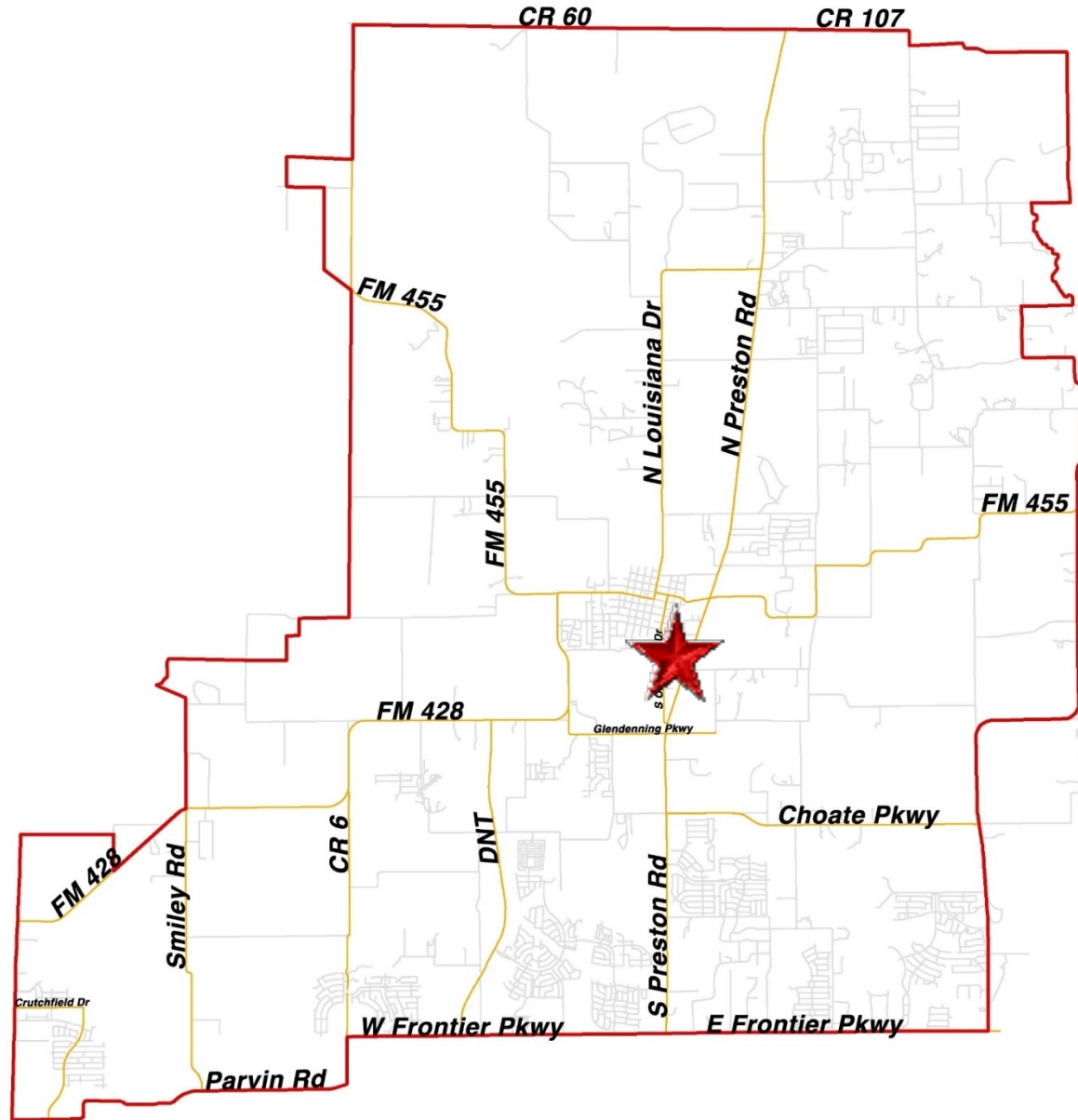
12/29/2025



HOMETOWN PAWS DOG DAY CARE (710 S OKLAHOMA) SPECIFIC USE PERMIT

Planning & Zoning Commission
January 15, 2026







LOCATION MAP

The subject property is generally located east of Oklahoma Drive and approximately 1,000 feet south of Ash Street

BACKGROUND

- The subject property is approximately 2 acres, located within the City Limits
- The property is currently zoned Commercial, Retail, Office (C)
- A childcare center was constructed in 2013 prior to the City annexing the subject property in 2014
- The applicant desires to operate a dog daycare (Outdoor Kennel use)

ZONING OVERVIEW

- The Zoning Ordinance requires an Outdoor Kennel (Alternative Retail Services), to first obtain a Specific Use Permit (SUP) from the City Council to legally operate
- The Future Land Use Plan (FLUP) designates the subject property as Preston Corridor district, which allows for a wide range of land uses, including non-residential and mixed-use
- The subject property is just beyond the PRO (Preston Road Overlay)

SUP OVERVIEW

- An SUP is required of land uses that the Zoning Ordinance may allow, but uses that are also screened and specially approved for situational suitability
- The purpose of the SUP requirement is to determine the appropriateness of a proposal
- The City has broad discretionary approval of the requested SUP

CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS



POLICY CONSIDERATIONS

- The proposed business helps diversify the tax base
- Repurposing the existing facility visually improves the corridor

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in February
- Staff recommends approval as presented



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: January 15, 2026
Re: 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)

Action Requested:

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)

Background Information:

The subject property is approximately 2 acres, and is currently zoned Downtown Code, Preston Streams District. The applicant proposes to construct a five-story independent living facility with commercial retail components and a structured parking garage. To develop the site as proposed, the applicant is seeking a Major Modification from the Downtown Code.

A Major Modification is required for significant deviations from the base Downtown Code that do not qualify as Minor Modifications and may be design or land use related. The requested Major Modification is design-related, and is reviewed by the Planning & Zoning Commission with final approval by the City Council. The request follows the same public hearing notification and review process as zoning changes. The purpose of the Major Modification is to determine the appropriateness of the proposal, with the City having broad discretionary approval authority in conformance with the vision of the Downtown Master Plan and the requirements of the Downtown Code. Please refer to the attachments for additional information.

Legal Review:

N/A

Supporting Documents:

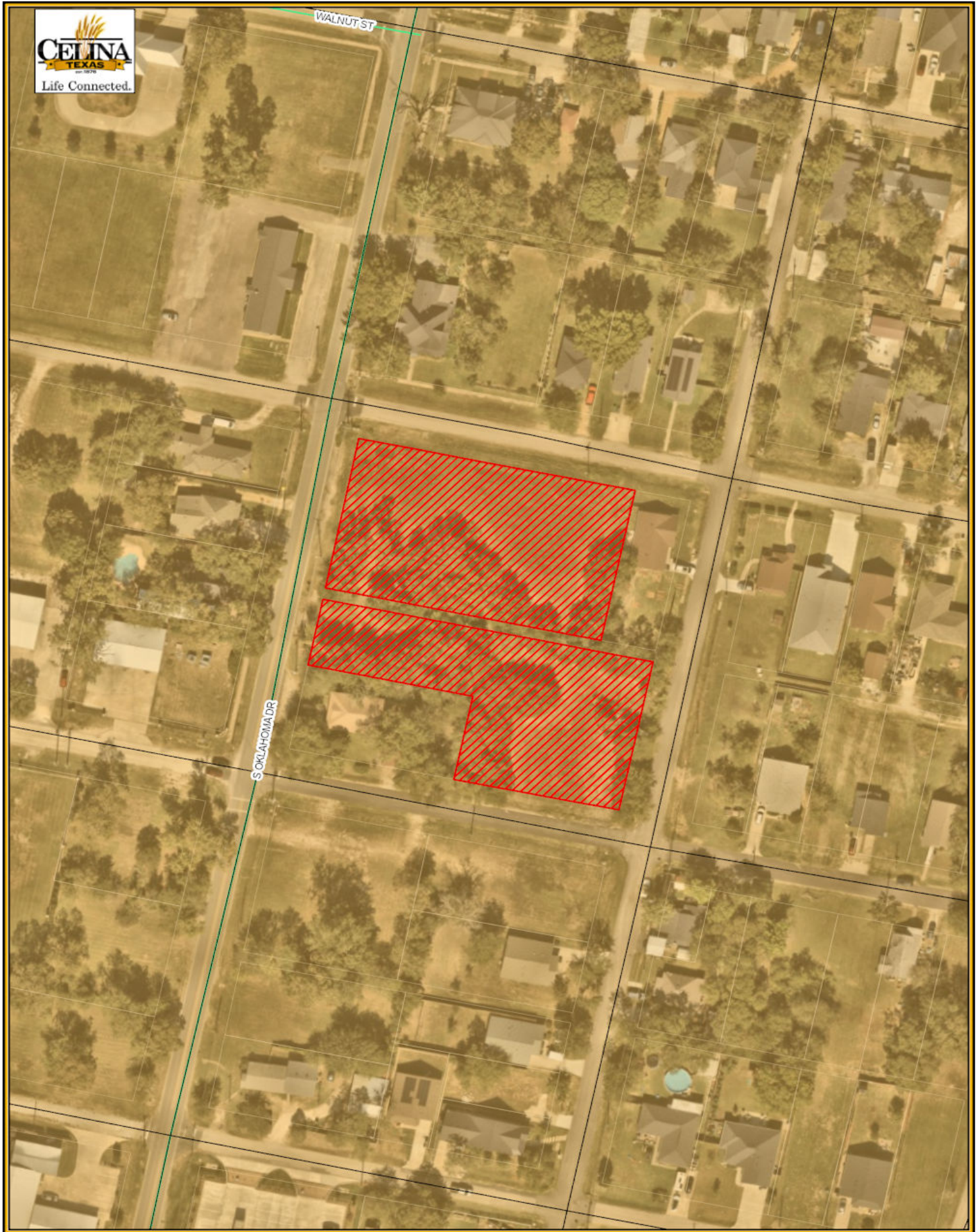
1. Location Map
2. Staff Presentation

Financial Consideration:





N/A

Staff Recommendation:

Staff recommends approval as presented

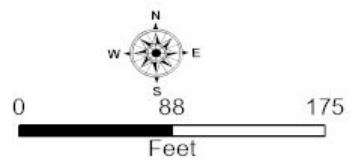


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**25-MM-02 Preston Club
Celina
Location Map**

12/29/2025

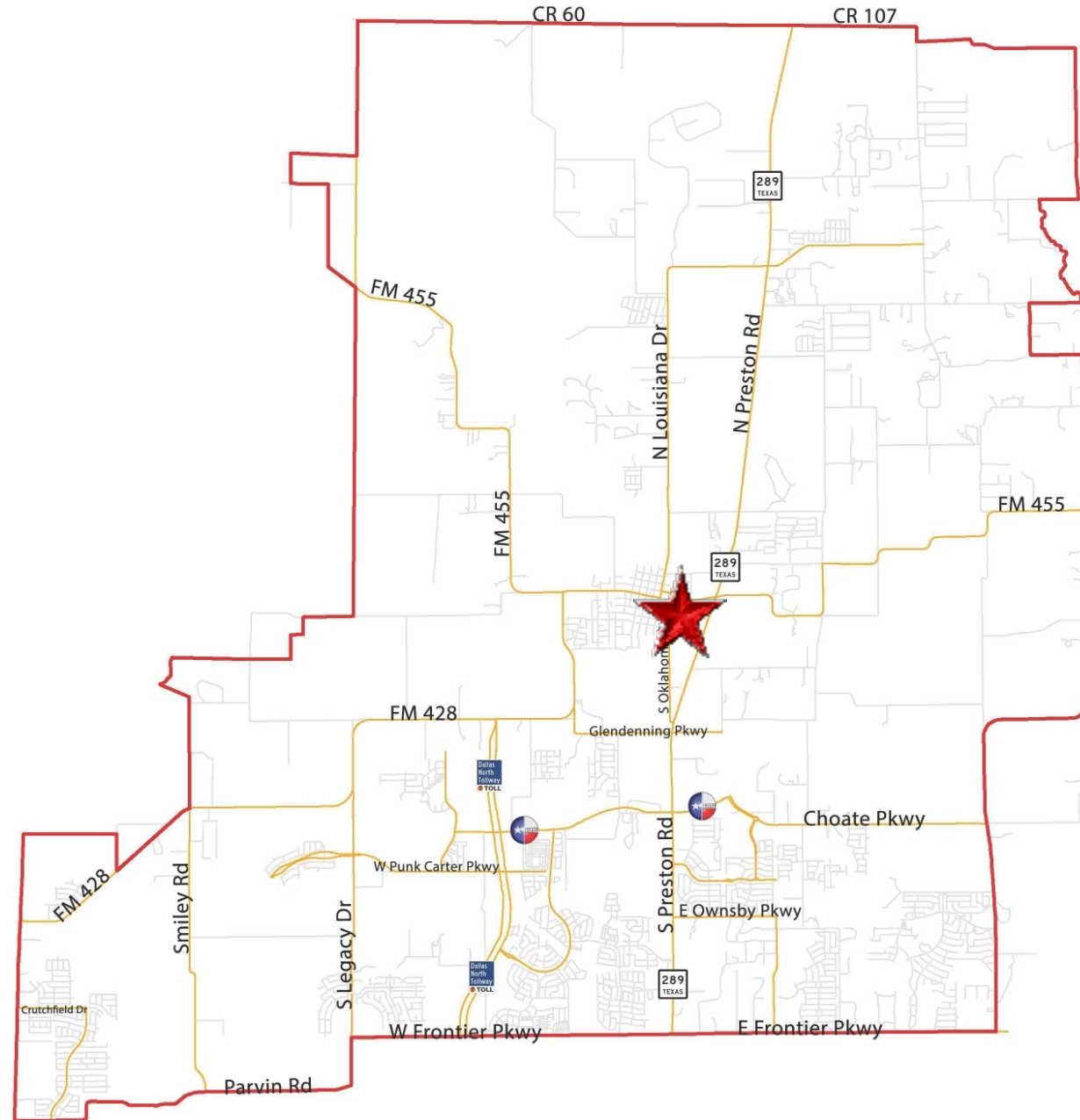


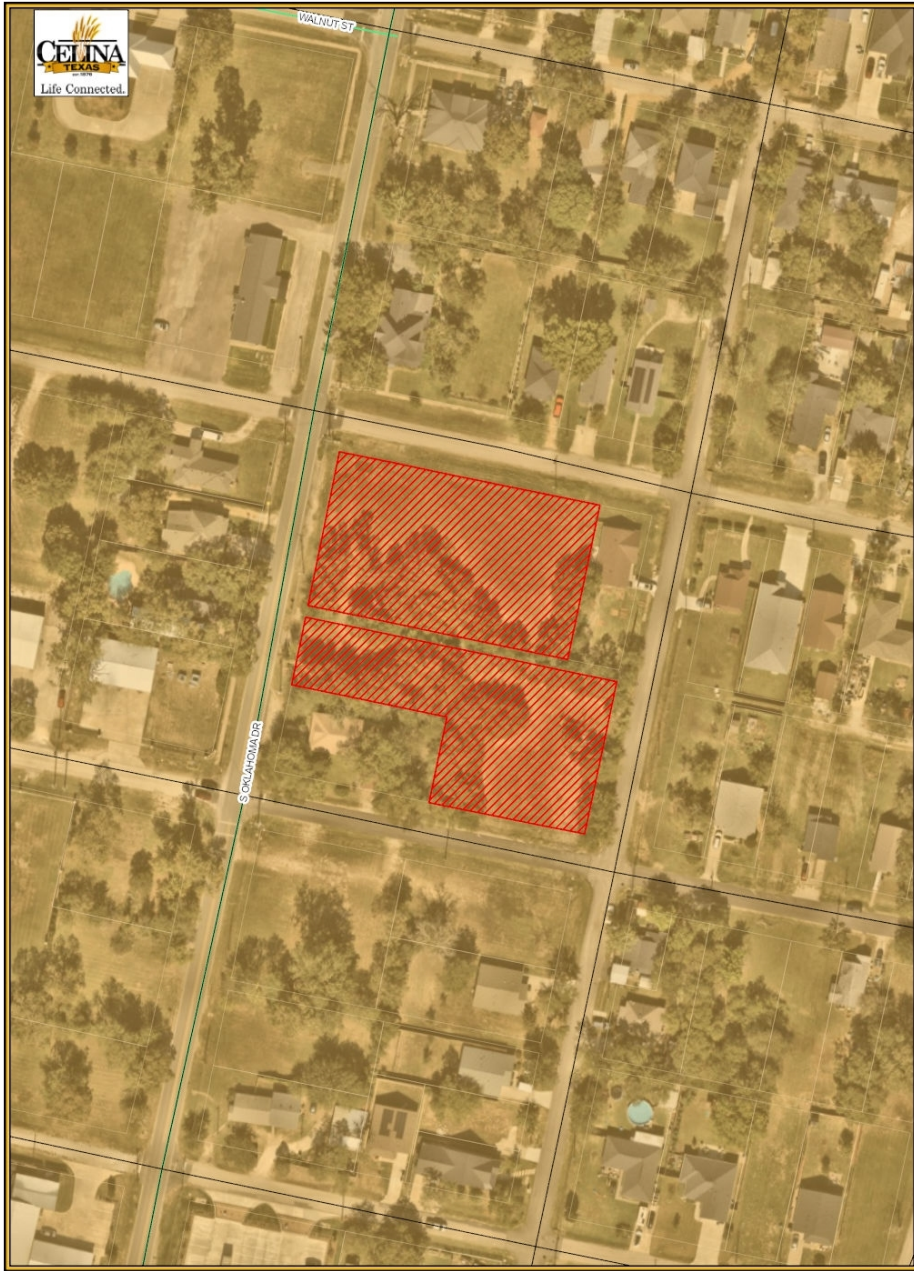
PRESTON CLUB CELINA

MAJOR MODIFICATION
DISCUSSION

Planning & Zoning Commission
January 15, 2026







LOCATION MAP

The subject property is generally located at the southeast corner of Main Street and Oklahoma Drive

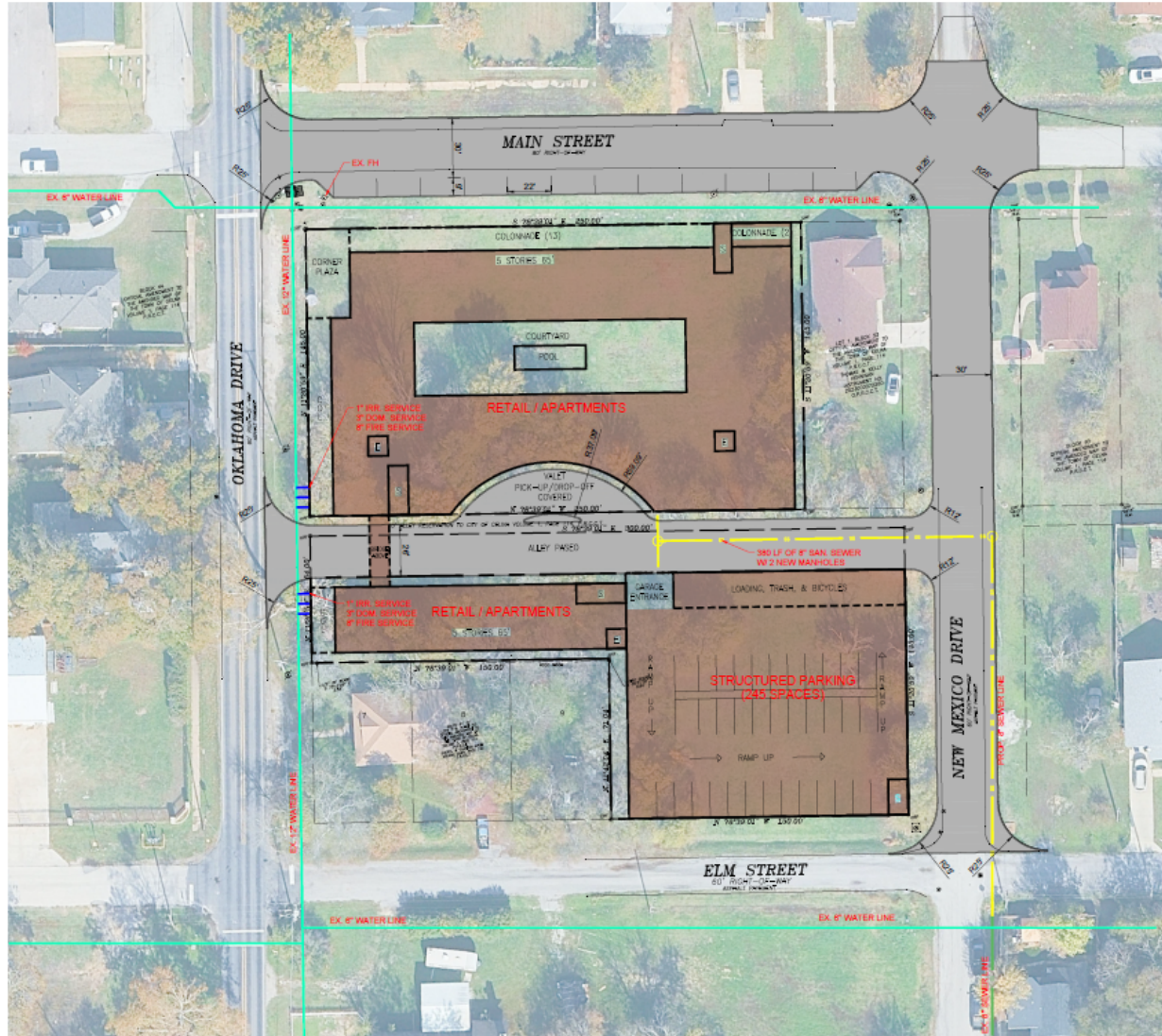
BACKGROUND

- The subject property is approximately 2 acres
- The property is currently zoned in the Preston Streams district of the Downtown Code
- The applicant's request is to build a 5-story independent living facility that includes commercial retail components and a parking garage
- The applicant is seeking a Major Modification from the Downtown Code design regulations in order to construct the building as proposed

MAJOR MODIFICATION OVERVIEW

- Significant deviations from the base Downtown Code that do not qualify as Minor Modifications
- Can be either design related or land use in nature
 - This major modification is design related
- Reviewed by P&Z with final approval authority by the City Council
- Require the same public hearing notifications and processes as zoning changes
- The purpose is to determine the appropriateness of a proposal with the City having broad discretionary approval in conformance with the vision outlined in the Downtown Master Plan and the design principles of the Downtown Code

CONCEPT PLAN



PROPOSED ELEVATIONS



PROPOSED ELEVATIONS



ELM STREET ELEVATION



NEW MEXICO DRIVE ELEVATION

PROPOSED RENDERINGS – ALLEY



PROPOSED RENDERINGS – ELM



PROPOSED RENDERINGS – MAIN



PROPOSED RENDERINGS – NEW MEXICO



PROPOSED RENDERINGS – OKLAHOMA



PROPOSED RENDERINGS – MAIN & OKLAHOMA



OVERVIEW

- Membership-based age-restricted multi-family
- A primary building containing approximately 160 independent living (age 55+) residential units, ground floor amenities with 9,000 square feet of commercial retail space
- A secondary building containing approximately 20 independent living (age 55+) residential units and a 4,500 square foot ground floor fitness/health/wellness center
- A structured parking garage for approximately 257 vehicles
- Twelve (12) parallel surface parking spaces along side streets

MAJOR MODIFICATIONS

Code Section / Topic	Code Requirement / Standard	Proposed / Relief Requested	Staff Analysis / Comment
Building Height	3 stories by right	5-story mixed-use building and 5-story parking garage (up to 65')	The Entertainment District, across the street, allows up to 5 stories (6 stories with a parking garage).
Building Type	Building type (Block Building) not permitted in Preston Streams District	Allowance for Block Building type	The Downtown Master Plan envisioned projects such as the applicant proposes, even if not technically allowed in Preston Streams.
Setbacks / Setback Averaging	Setback averaging required where adjacent structures exist	Project abiding by a 0' build-to-zone	The setback for a Block Building along a Type B street is 0-10' (build-to-zone). Setback averaging only applies when a project is located on an established block of houses.

MAJOR MODIFICATIONS CONT.

Code Section / Topic	Code Requirement / Standard	Proposed / Relief Requested	Staff Analysis / Comment
Transition Area – Height	Residential Transition within 35 feet; max 2 stories	No stepback; full building height maintained	Staff acknowledges the discrepancy. One home is a rental and the other is a homestead. Both had discussions with the applicant.
Parking	315 spaces required	269 spaces, including on-street parking	Age restricted communities have lower parking needs than the City's base requirement of 1.5 spaces per unit.
Signage	Rooftop signage not permitted; max 20-ft width	Illuminated 'Preston Club' rooftop signage; 22-ft width	Rooftop signs are allowed on Type B streets in Patio Commons and the Entertainment District.

POLICY CONSIDERATIONS

- The development of the Preston Club site visually improves a block along a significant downtown corridor
- The proposed renderings adhere to Celina's Historic Texas Architectural Style characteristics (including the parking garage)
- The proposed development adds significant ad-valorem value
- The proposed project meets the vision of the Downtown Master Plan, even if deviating from specific design standards of the Downtown Code
- The two out parcels include one rental house and a homestead

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in February
- Staff recommends approval as presented



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: January 15, 2026
Re: 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)

Action Requested:

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)

Background Information:

The subject property is approximately 130 acres, and was annexed and zoned to a Planned Development in May 2025. The applicant's request is to amend Planned Development (PD) No. 155 to adopt a new Concept Plan and Development Regulations, which vary significantly enough from the originals to warrant a revision to the PD. Please refer to the attached documents for further information.

Legal Review:

N/A

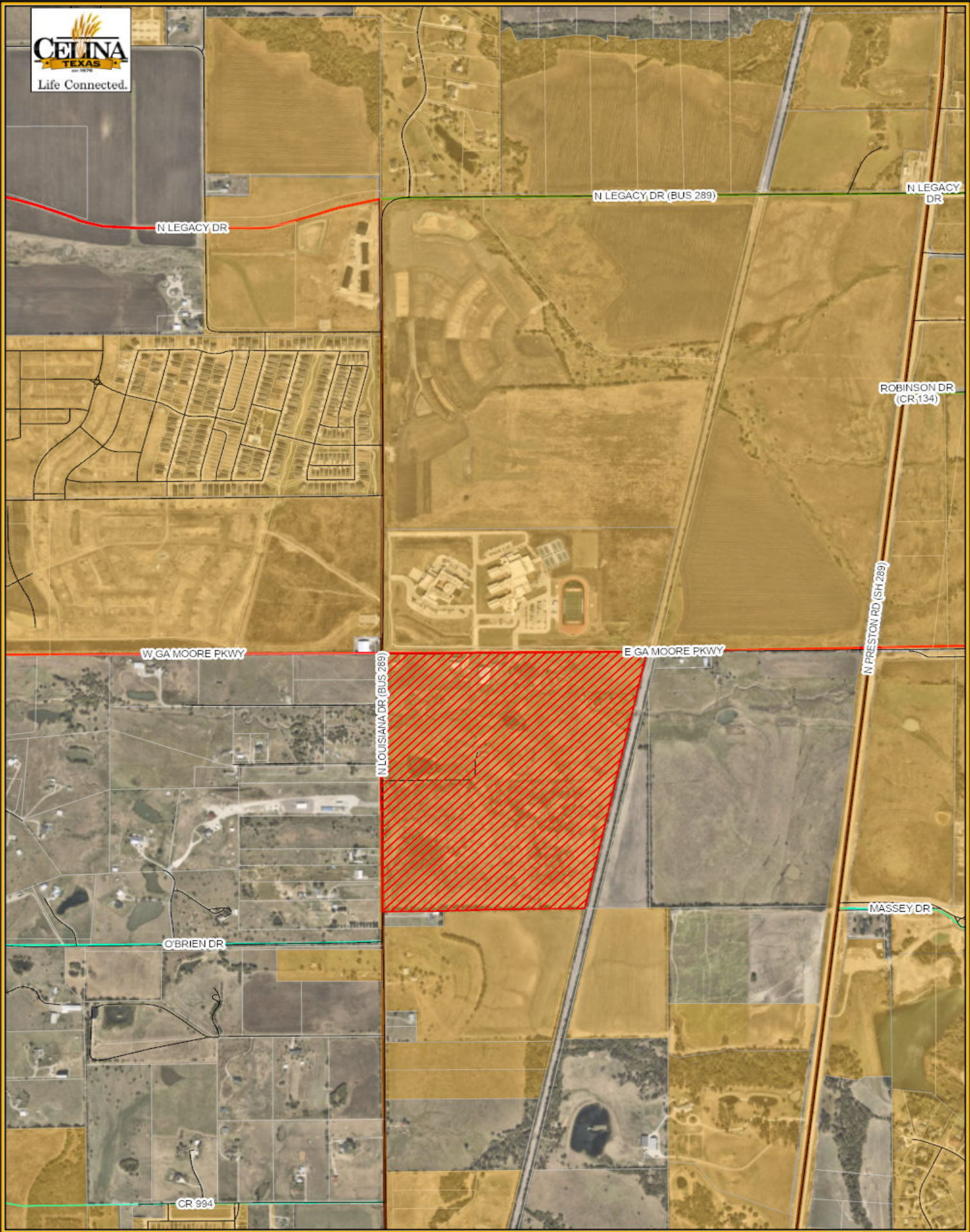
Supporting Documents:

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

Financial Consideration:

Staff Recommendation:

Staff recommends approval as presented.

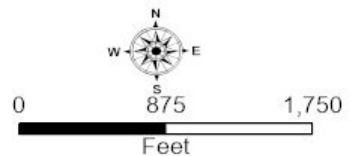


Legend

- City Limits
- Roads
- Parcels
- Subject Property

**25-Z-21 Willard Tract Silo
Crossing
Location Map**

12/29/2025

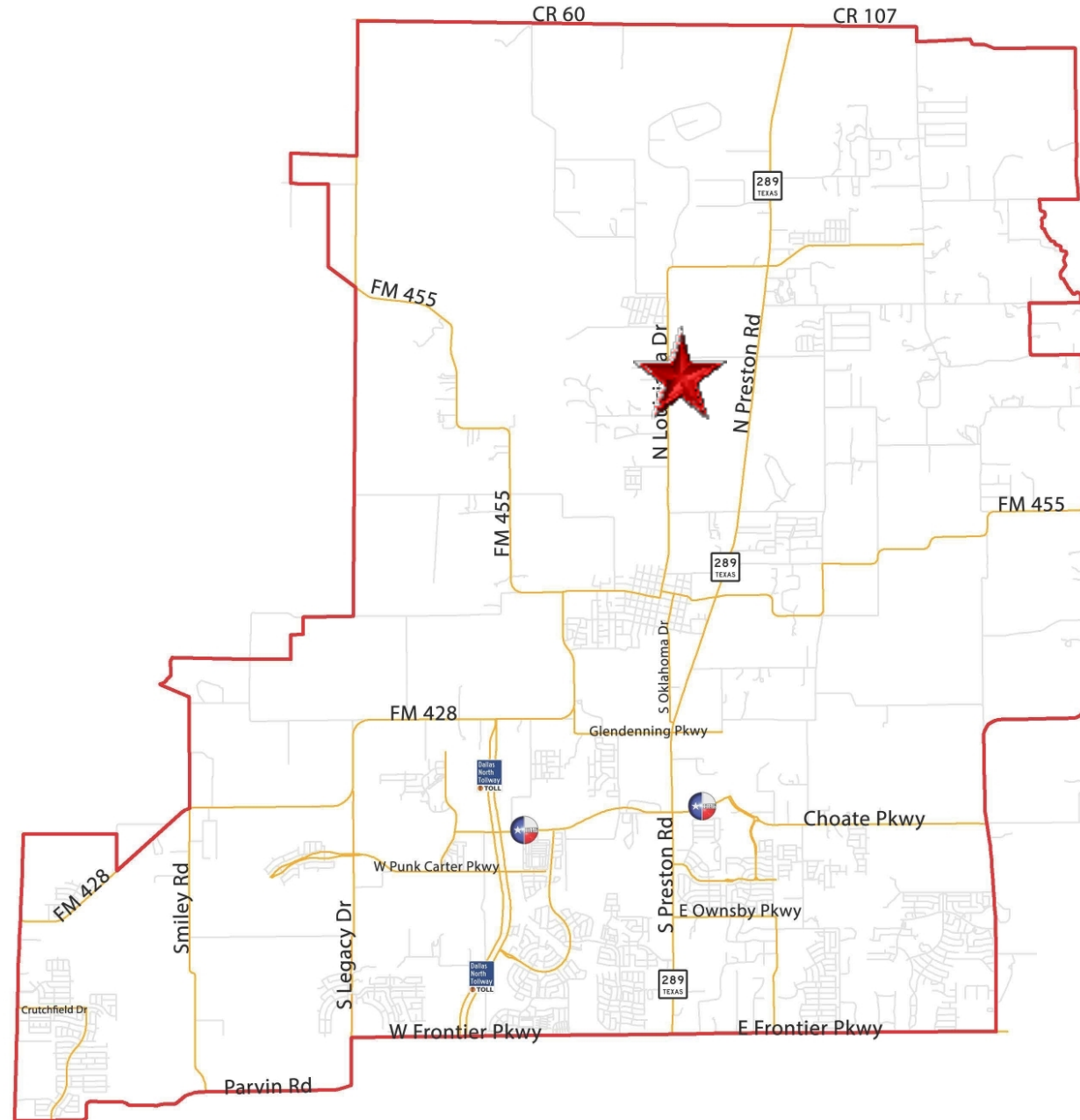


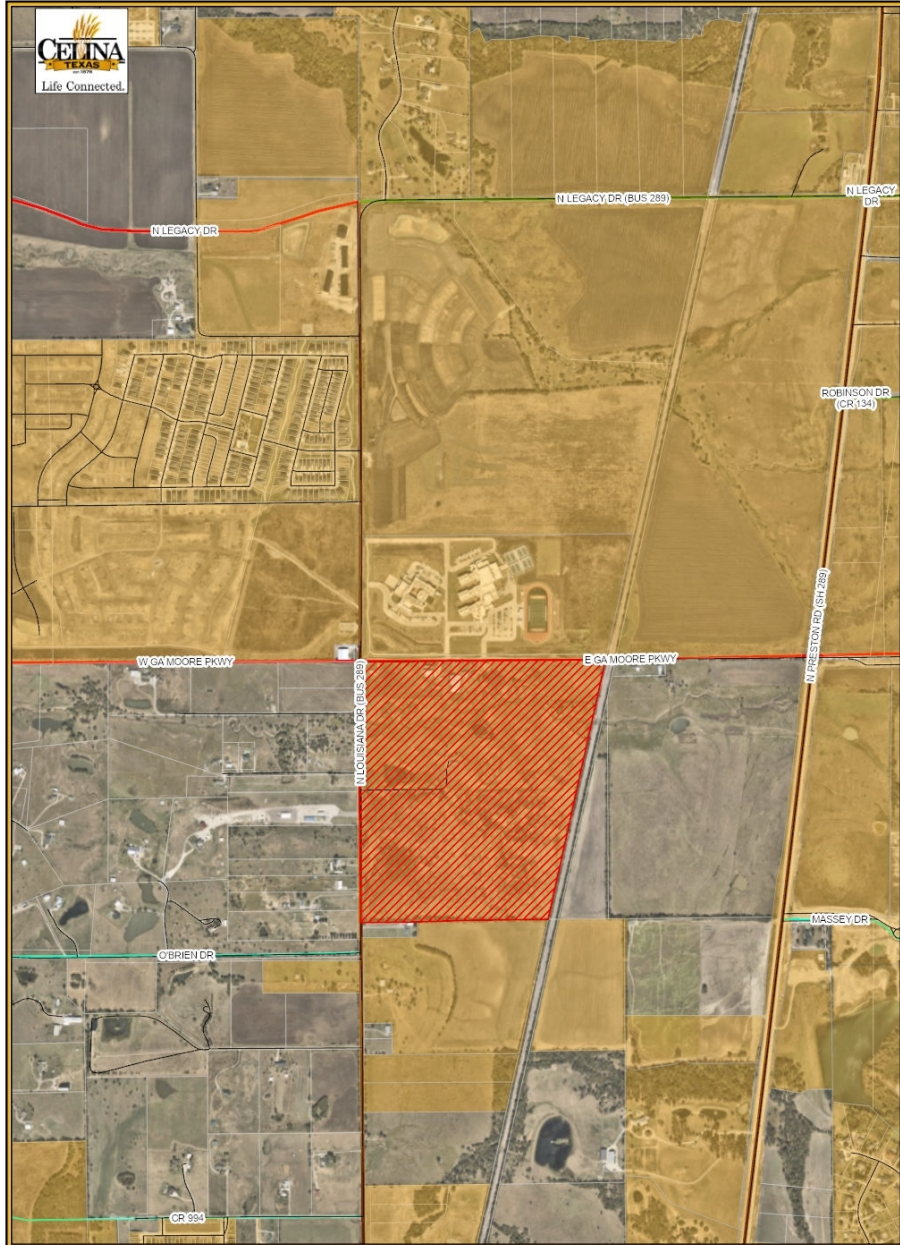
SILO CROSSING (WILLARD TRACT)

PD AMENDMENT

Planning & Zoning Commission
January 15, 2026







LOCATION MAP

The subject property is generally located at the southeast corner of GA Moore Parkway and Louisiana Drive

BACKGROUND

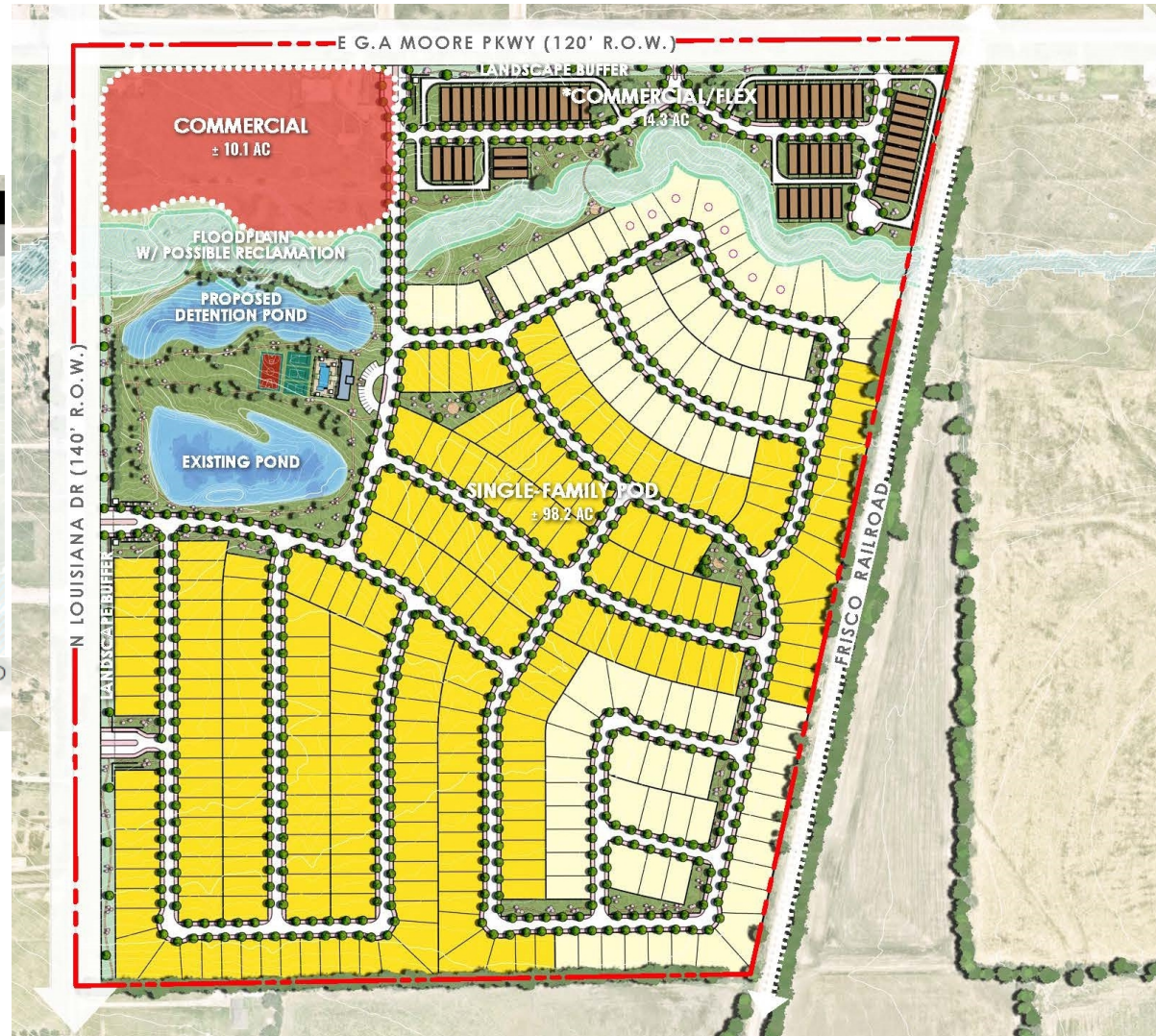
- The subject property is approximately 130 acres
- The property was annexed and zoned to a Planned Development for Willard Tract (Silo Crossing) in May 2025
- The applicant's request is to amend the Planned Development (PD) to adopt a new Concept Plan and Development Regulations
- The amendments to the Concept Plan are significant enough to warrant a revision to the PD

APPROVED CONCEPT PLAN

SITE KEY: ± 130.5 ACRES
SINGLE FAMILY: ± 311 LOTS

- 55' X 120': ± 225 LOTS
- 65' X 120': ± 86 LOTS
- OPEN SPACE: ± 20.2 AC (19.7 AC REQ)
- COMMERCIAL: ± 8.4 AC
- COMMERCIAL/FLEX: ± 12.2 AC
- SITE BOUNDARY
- FLOODPLAIN W/ POSSIBLE RECLAMATION: ± 7.0 AC
- OFF-SITE R.O.W. DEDICATION ALONG N. LOUISIANA DR & G.A. MOORE PKWY: ± 7.8 AC

*COMMERCIAL/FLEX ALLOWS ANY CITY APPROVED COMMERCIAL USE OR ATTACHED/DETACHED TOWNHOMES.



APPROVED ENTITLEMENT

- Entitled lot mix:
 - 55' wide lots
 - 65' wide lots (25% minimum)
 - No alleys
- Open space provided at 18%
- 8 acres reserved for Commercial uses
- No multi-family uses
- PID included

PROPOSED CONCEPT PLAN



PROPOSED OVERVIEW

- Open space is maximized (28%), with connected green belts
- The following lot mix is proposed:
 - 50' wide lots – 50% max
 - 55' wide lots – N/A
 - 65' wide lots – 15% min
 - No alleys proposed
 - Same total number of lots as the original Concept Plan
- No changes to Commercial
- No multi-family uses are proposed
- Requesting PID

POLICY CONSIDERATIONS

- The new layout includes all lots backing to open space, more amenity areas, and more trails/pedestrian connectivity
- Same density as previous plan (even with addition of 50' lots), but more open space
- Will need modest relief to dead-end cul-de-sacs and street lengths

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in February
- Staff recommends approval as presented

EXHIBIT D
DEVELOPMENT STANDARDS

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 property is zoned a Planned Development (PD) with a base zoning of Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, with the following modified regulations:

Concept Plan

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of major thoroughfares and zoning classifications, all of which can be adjusted for pragmatic purposes at time of permitting. Such modifications shall not be unreasonably withheld but are subject to review and approval by the Director of Development Services. Nothing on the Concept Plan precludes the administration of Engineering requirements, such as detention, right-of-way dedication, or any other design regulation. The Concept Plan will serve as the Preliminary Plat for the proposed development. The applicant can use this document accordingly and can move directly to Construction Documents and Final Plat.

Zoning

The lot mix shall be per the table below:

	Smallest Lot Size	Medium Lot Size	Largest Lot Size
Min. Width	50'	55'	65'
Lot % (Min/Max)	50% max.	N/A	15% min.
Front-Loaded Garage	Allowed		

Sidewalks & Trails

All perimeter sidewalks shall follow base City ordinance. All internal trails shall be a minimum 8' concrete trail throughout all internal open space areas, as generally shown on the Concept Plan.

Architecture

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: January 15, 2026
Re: 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)

Action Requested:

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)

Background Information:

The subject property is approximately 20 acres. The property is currently within City Limits and was zoned C2 – General Commercial in 2005. The applicant is proposing to rezone the property to a Planned Development (PD) with Dallas North Tollway Overlay District (DNTO) base zoning, and modified development standards, to allow for a new car dealership (Buick GMC). The subject property will be located in the Dallas North Tollway Overlay District (DNTO) Suburban subzone, which allows for most commercial, office, and light industrial uses that are typically found along major arterials and allows for greater latitude with design of individual sites than in the High-Rise subzone. The applicant was awarded the rights to establish and operate a Buick GMC franchise in 2025 from the corporate region director. Please refer to the attachments for additional information.

Legal Review:

N/A

Supporting Documents:

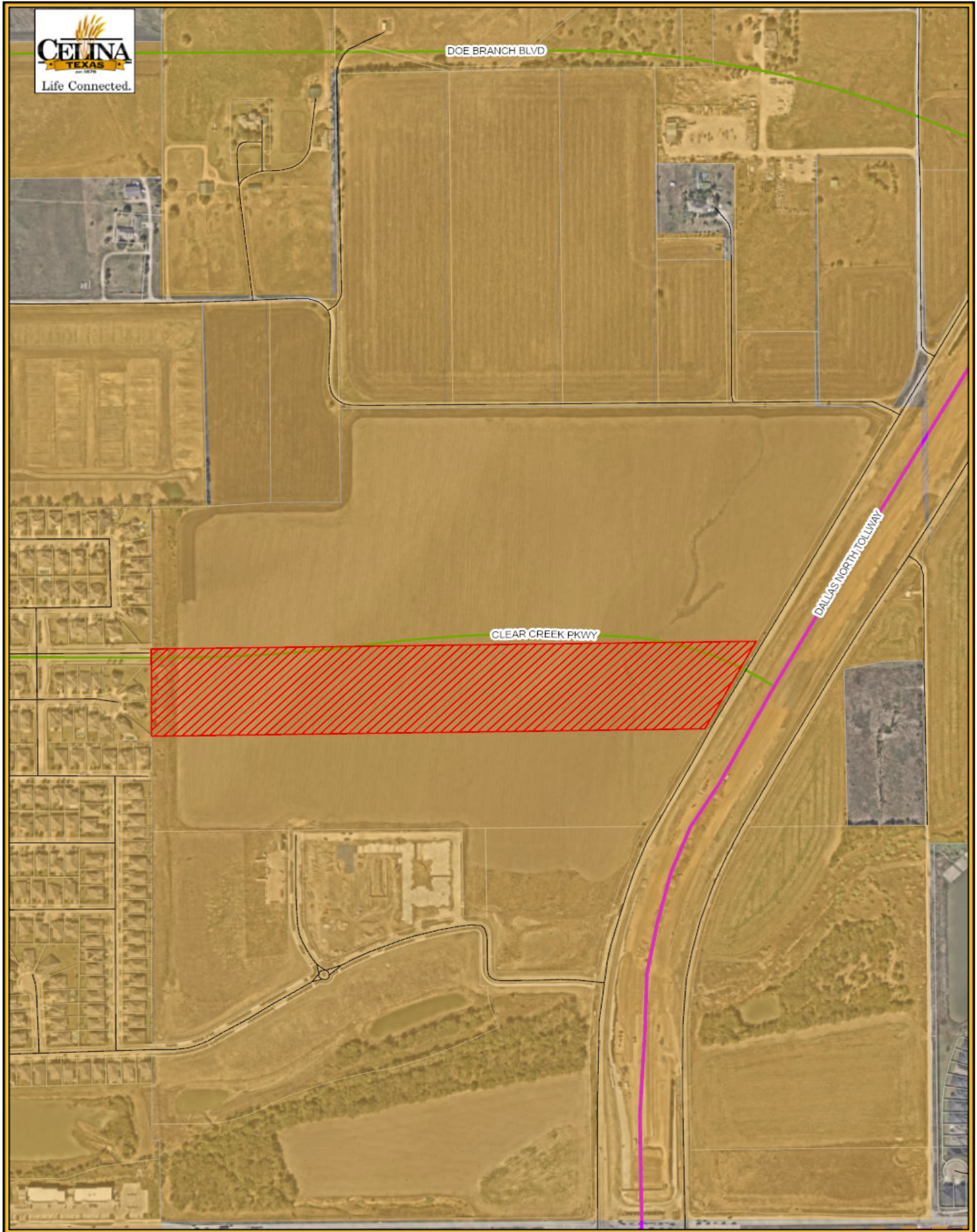
1. Location Map

2. Staff Presentation
3. Draft Development Standards





Financial Consideration:

Staff Recommendation:

Due to the proposed location and adherence to design standards, Staff recommends approval.

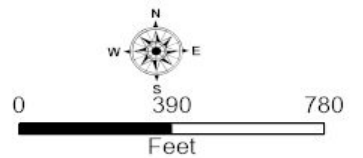


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

25-Z-16 Ewing Buick GMC Dealership Location Map

12/29/2025

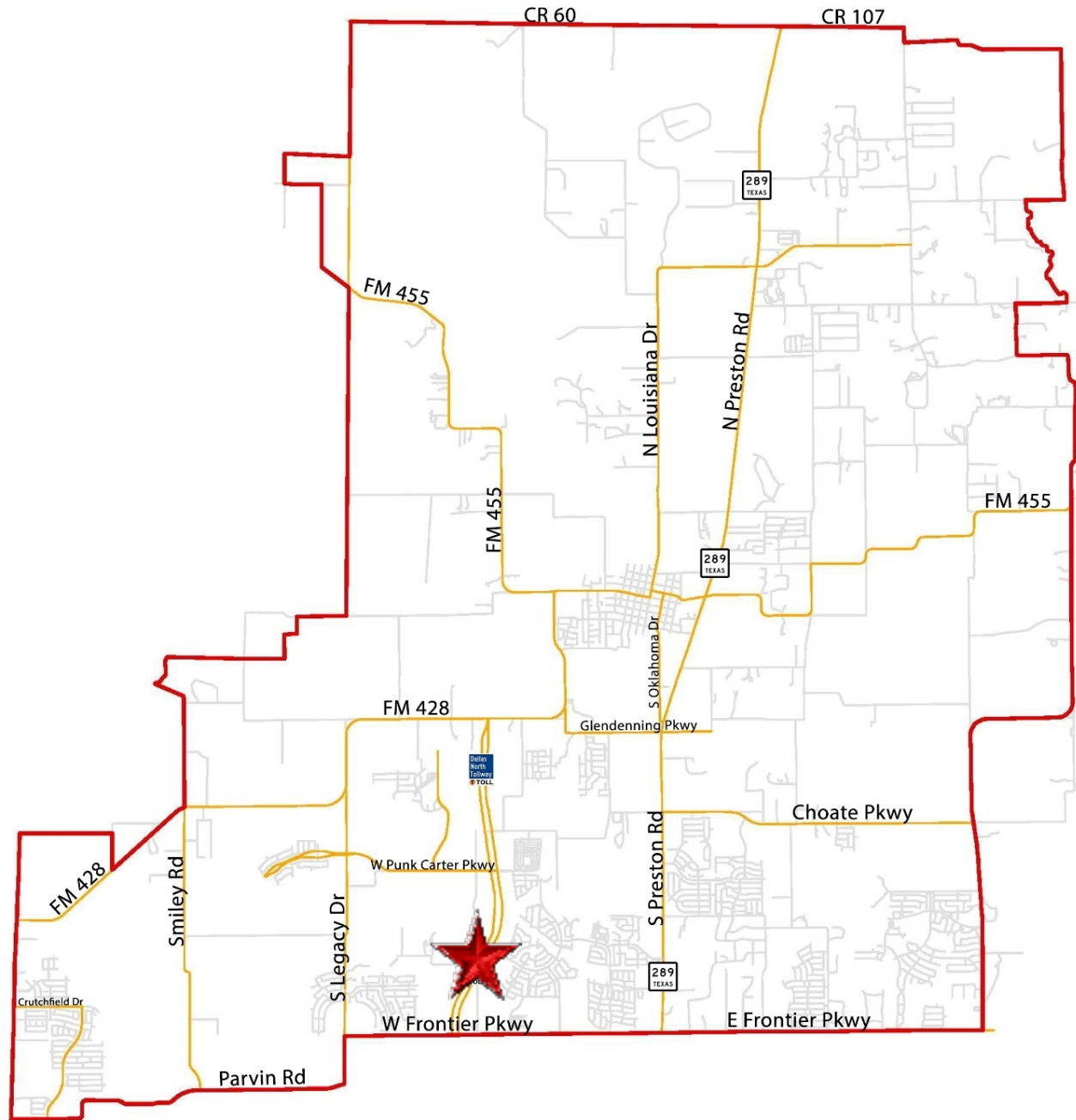


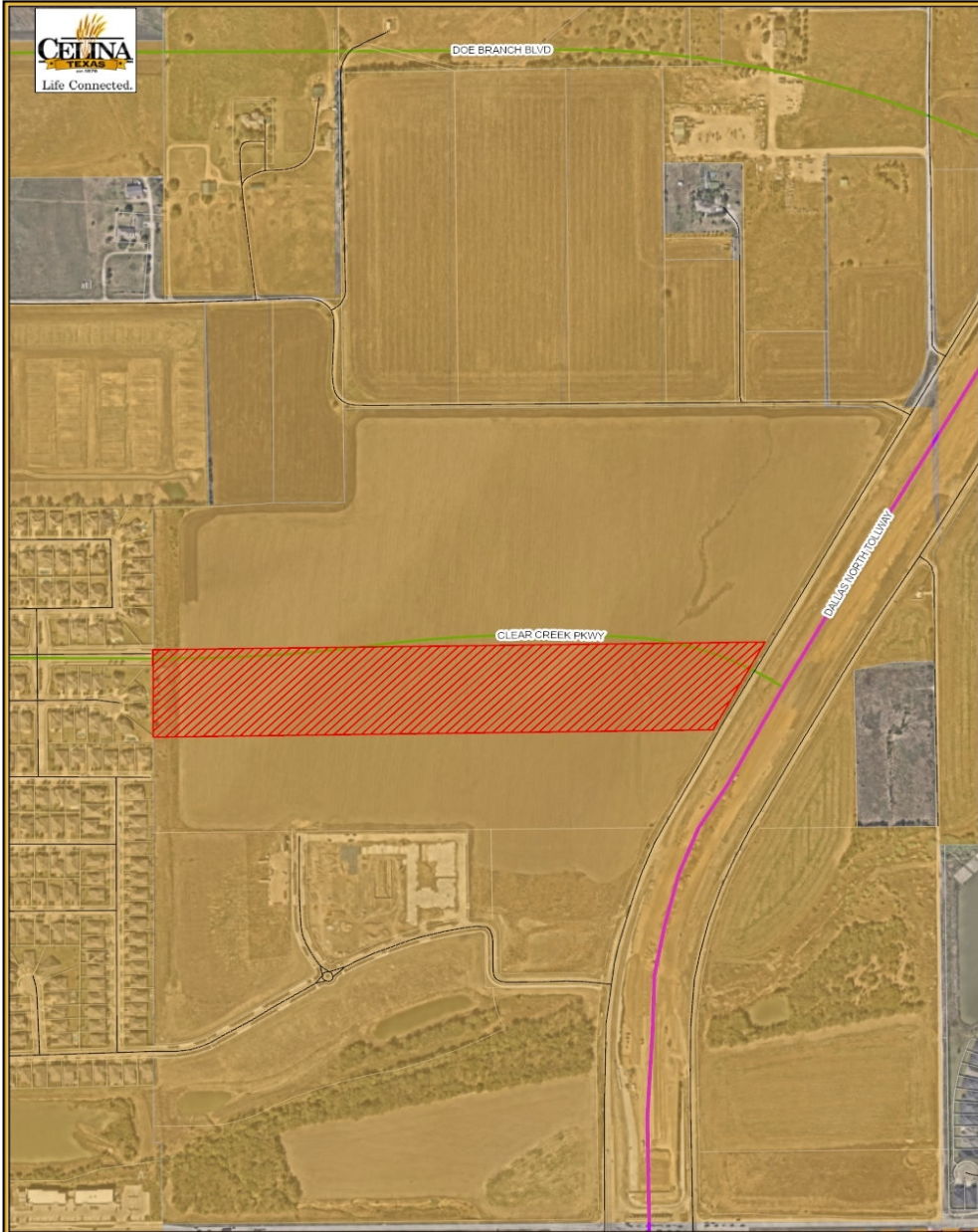
EWING BUICK GMC

PD Zoning

Planning & Zoning Commission
January 15, 2026







LOCATION MAP

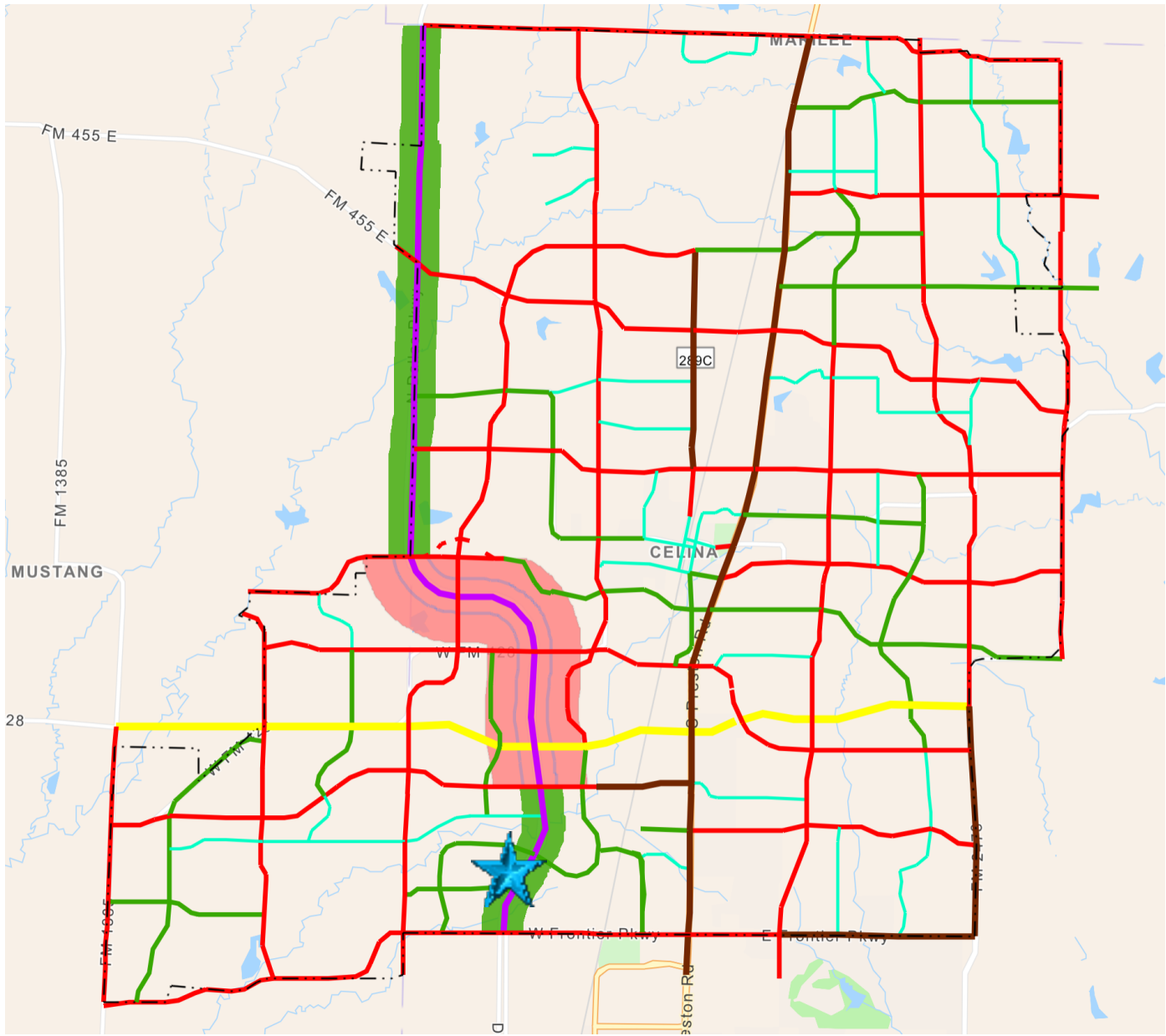
The subject property is generally located at the southwest corner of future Clear Creek Parkway and the future Dallas North Tollway



BACKGROUND

- The subject property is approximately 20 acres
- The property is currently within City Limits and has an existing zoning from 2005 that allows for C2 – General Commercial
- The applicant is proposing to zone to a *Planned Development (PD) with Dallas North Tollway Overlay District (DNTO) base zoning, and modified development standards* to allow for a new car dealership (Buick GMC)
- The subject property will be located in the Dallas North Tollway Overlay District (DNTO) Suburban subzone, which allows for most commercial, office, and light industrial uses that are typically found along major arterials and to allow greater latitude with design of individual sites than in the High-Rise subzone.
- The applicant was awarded the rights to establish and operate a Buick GMC franchise in 2025 from the corporate region director

ENTITLEMENT OVERVIEW

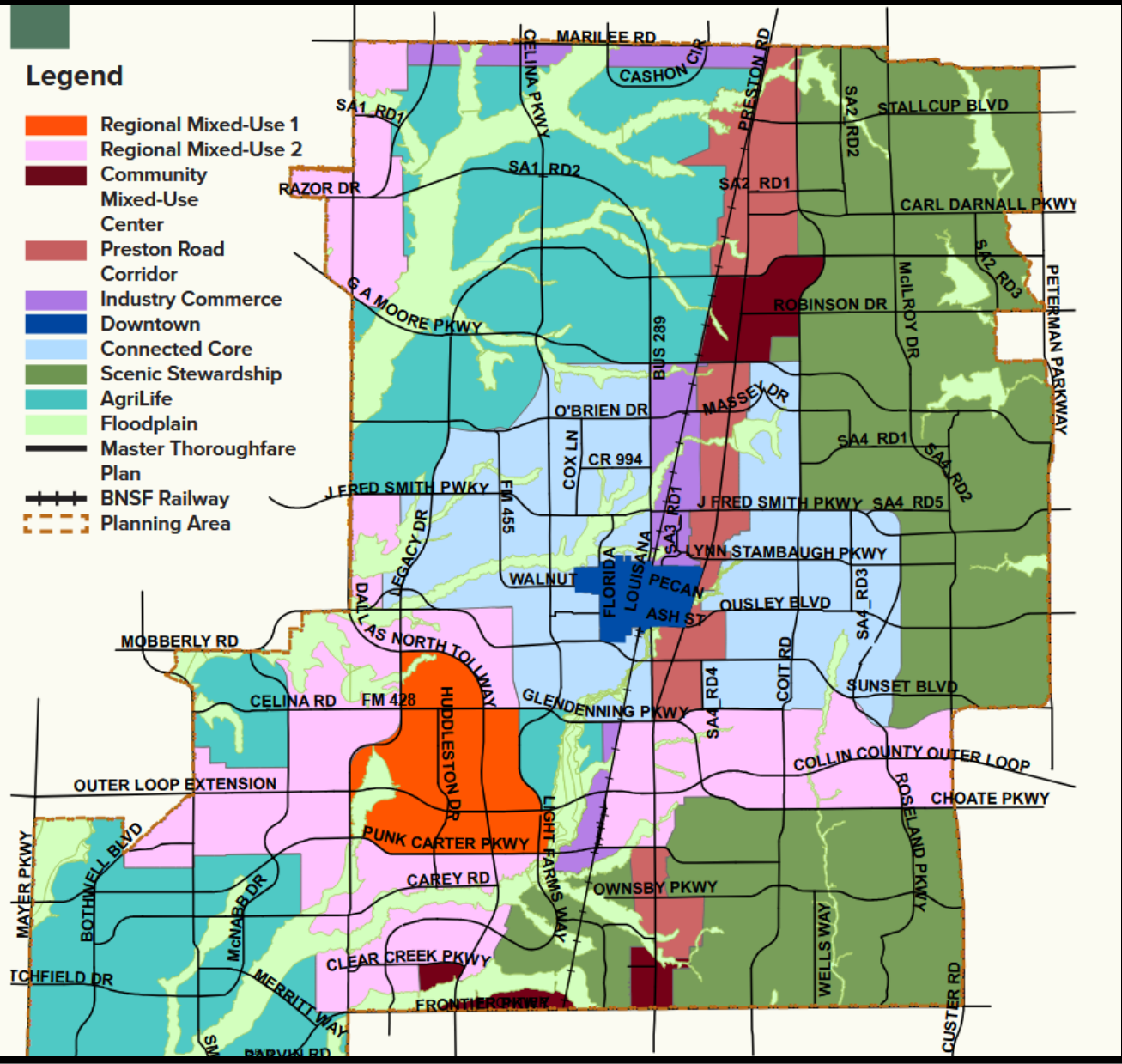
- New Auto Sales are not allowed “by right” in Celina other than in Industrial zoning districts
- PD/SUP is required for dealerships on land that is zoned commercial, retail, office, DNTTO, or CCOL
- The DNTTO (Dallas North Tollway Overlay) allows new car dealerships in the Suburban subzone with an SUP
- The FLUP (Future Land Use Plan) shows this area reserved for Community Mixed-Use Center development



-  High Rise Zone - 2500 ft
-  Suburban Zone - 1000 ft

Legend

- Regional Mixed-Use 1
- Regional Mixed-Use 2
- Community Mixed-Use Center
- Preston Road Corridor
- Industry Commerce
- Downtown
- Connected Core
- Scenic Stewardship
- AgriLife
- Floodplain
- Master Thoroughfare Plan
- BNSF Railway
- Planning Area

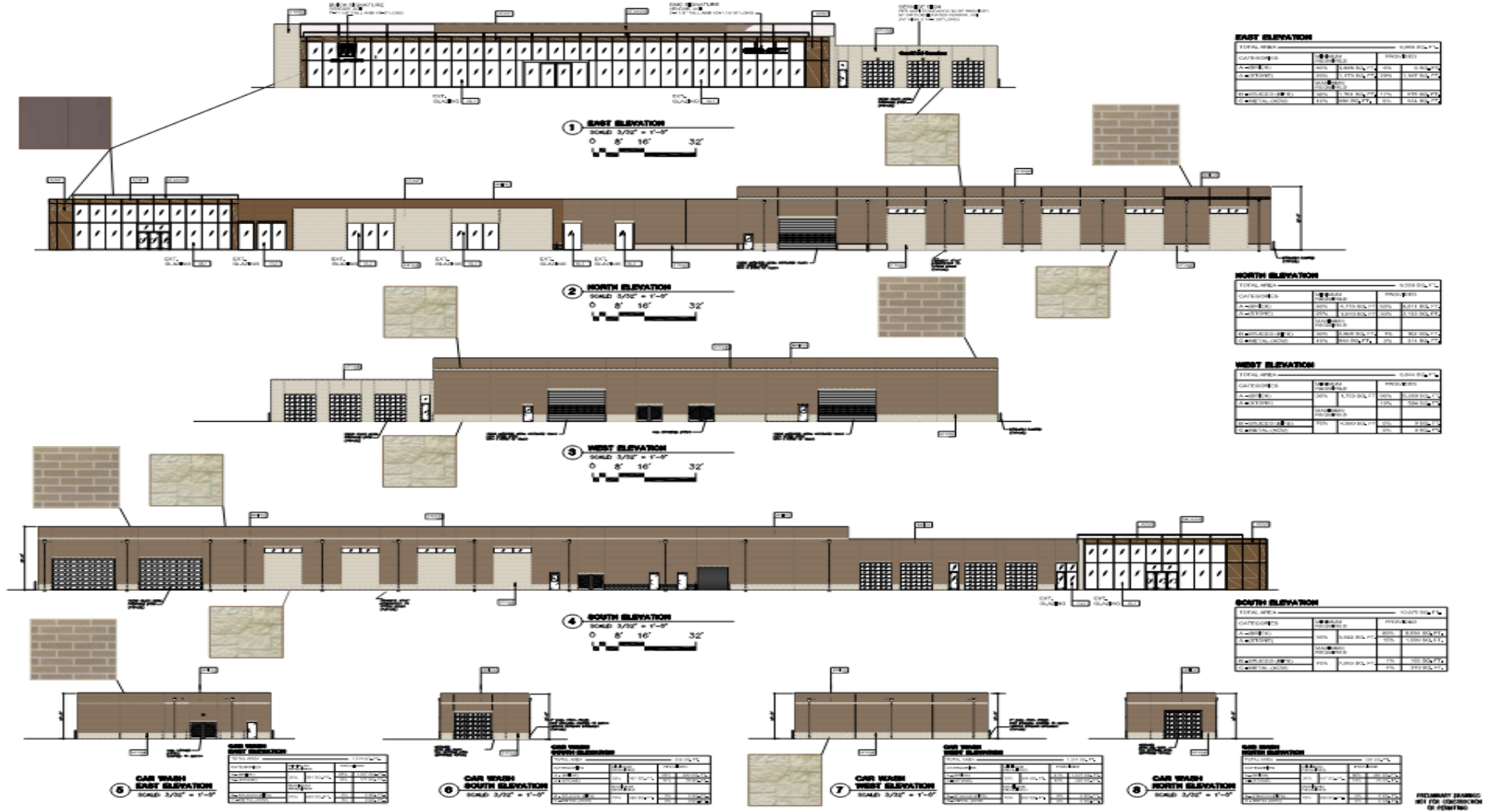




COMMUNITY MIXED-USE CENTER

Community Mixed-Use Center is envisioned as a highly walkable development of mixed uses, including shopping, restaurants, entertainment, and residential uses. Supported by the neighboring residential and retail uses, the area is anticipated to serve as a local gathering space at key intersections, connected to other areas by shaded and multi-modal trails and networks. With extensive landscaping, continuous shade, and plentiful amenities, Community Mixed-use Center should be a welcoming environment.

CONCEPTUAL RENDERINGS



PROJECT DESIGN

- Ewing Buick GMC worked extensively with staff to meet most design standards of the City
- The proposed dealership is heavy masonry, with limited and tasteful branding
- Layout includes partial construction of Clear Creek Parkway for access and connection to neighboring properties, monument style signage, and a large detention pond in the back
- Adjacency impacts are less than other potential land uses, due to limited hours of operation, low noise, and other performance items

POLICY CONSIDERATIONS

1. Dealerships are generally not considered visually appealing land uses
 - Celina's design standards are high
 - Dealerships provide employment & a needed product/service
 - Dealerships are not uncommon along major regional roadways
 - Dealerships are active in the community (sponsorships, donations, etc.)
2. Passenger vehicles do not pay local sales tax (*but other vehicle types do, such as boats, RVs, or heavy equipment*)
 - Sales tax is collected on service parts
 - Dealerships pay property tax and inventory tax
3. P&Z and Council gave direction early last summer that dealerships should not locate in the High-Rise subzone

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in February
- Staff recommends approval as presented

Draft Development Standards

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 property is zoned Planned Development (PD) with a base zoning of Dallas North Tollway Overlay District (DNTD), with the following modified regulations:

1. The subject property may utilize the additional land use of new auto sales, including associated and secondary land uses common to dealerships.
2. The subject property shall generally develop per the attached Concept Plan package, including layout, architecture, signage, and landscaping. Nothing on the Concept Plan precludes the administration of signage, lighting, or Engineering requirements, such as detention, right-of-way dedication, or any other design regulation.
3. The landscape buffer on the north side, adjacent to Clear Creek Parkway, is allowed to be 20' wide with an 8' sidewalk.



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: January 15, 2026
Re: 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)

Action Requested:

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)

Background Information:

Senate Bill (SB) 840, effective September 1, 2025, requires cities to allow mixed-use and multifamily uses by right in any zoning district where office, commercial, retail, warehouse, or mixed-use uses or development are allowed, except for zoning districts that allow for heavy industrial uses. The proposed use chart revision implements an exception that precludes the new state law from applying. Please refer to the attachments for additional information.

Legal Review:

N/A

Supporting Documents:

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

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval, as presented.

SB 840

ORDINANCE UPDATE

Planning & Zoning Commission
January 15, 2026



BACKGROUND

- Senate Bill (SB) 840, effective September 1, 2025, requires cities to allow mixed-use and multifamily uses by right in a zoning district where office, commercial, retail, warehouse, or mixed-use uses or development are allowed (except zoning districts that allow for heavy industrial uses)

PROPOSED RESPONSE

- Frisco used the Heavy Industrial (HI) exception by changing the Use Chart to allow HI in all non-residential zoning districts with an SUP
- TML and other legal counsel agree that this response seems feasible

PROPOSED REVISIONS

ARTICLE III, TABLE 2 Multi-Family and Non-Residential Zoning Districts	AG	MF	CF	C	MU	PRO/CCO		I
	Agricultural	Multi-Family All Types	Community Facilities	Commercial, Office, & Retail	Mixed Use	Preston Road/Collin County Outer Loop Overlay Districts		Industrial
Manufacturing or Industrial Uses, Heavy	S			S	S	S	S	S
Manufacturing or Industrial Uses, High Risk	S			S	S	S		S
Manufacturing or Industrial Uses, Light				S	S	S	P	P

POLICY CONSIDERATIONS

- At 150,000 in population, per current state law, Celina must allow multifamily in non-residential zoning districts
- The proposed use chart revision implements an exception that precludes the new state law from applying
- It is feasible that the 2027 legislative session makes further amendments
- The proposed revisions to the use chart will require City Council approval for any heavy industrial entitlement through an SUP

NEXT STEPS

- ~~• January P&Z – public hearing~~
- February Council – public hearing & adoption

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in February
- Staff recommends approval, as presented

ARTICLE III – USE REGULATIONS
PART ONE, SCHEDULE OF USES

Section 14.03.102 Non-Residential Zoning Districts Schedule of Uses.

P=permitted by right; S=Specific Use Permit required, S*=specific criteria are required as well as approval through the SUP process; C= conditions required prior to issuance of a Building Permit; Blank=not permitted.

Land Uses that require a Planned Development in any district are so noted.

ARTICLE III, TABLE 2 Multi-Family and Non-Residential Zoning Districts	AG	MF	CF	C	MU	PRO/CCO	I
	Agricultural	Multi-Family All Types	Community Facilities	Commercial, Office, & Retail	Mixed Use	Preston Road/Collin County Outer Loop Overlay Districts	Industrial
Manufacturing or Industrial Uses, Heavy	S			S	S	S S	S
Manufacturing or Industrial Uses, High Risk	S			S	S	S	S

ARTICLE III – USE REGULATIONS
PART ONE, SCHEDULE OF USES

Section 14.03.102 Non-Residential Zoning Districts Schedule of Uses.

P=permitted by right; S=Specific Use Permit required, S*=specific criteria are required as well as approval through the SUP process; C= conditions required prior to issuance of a Building Permit; Blank=not permitted.

Land Uses that require a Planned Development in any district are so noted.

ARTICLE III, TABLE 2 Multi-Family and Non-Residential Zoning Districts	AG Agricultural	MF Multi-Family All Types	CF Community Facilities	C Commercial, Office, & Retail	MU Mixed Use	PRO/CCO Preston Road/Collin County Outer Loop Overlay Districts		I Industrial
Manufacturing or Industrial Uses, Heavy	S			S	S	S	S	
Manufacturing or Industrial Uses, High Risk	S			S	S	S	S	