



Life Connected.

AGENDA
PLANNING & ZONING COMMISSION REGULAR
MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, FEBRUARY 19, 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.
Reconvene to the Council Chambers.

A. P&Z Commissioners Training – Part 2

IV. **PRESENTATIONS:**

- A. Discussion regarding the Median Landscape Pattern Book.
- B. Discussion regarding Water Conservation.

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 January 15, 2026, Planning & Zoning Commission meeting.

VI. **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 Office/Medical Office use on approximately 1 acre; generally located at the northwest corner of Colorado Street and Oak Street, within the Downtown Code – Verandas, within the City Limits. (309 S Colorado – Specific Use Permit)
- B. 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)

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: Melissa Kleineck, Long Range Planning Manager
CC: Madhuri Mohan, Assistant Director of Development Services
Date: February 19, 2026
Re: Discussion regarding the Median Landscape Pattern Book.

Action Requested:

Discussion regarding the Median Landscape Pattern Book.

Background Information:

In May 2025, the City approved a contract with Kimley-Horn to modernize the City's median landscaping regulations with a drought-tolerant perspective. The consultants researched the issue, met with staff multiple times, and have provided guidelines. Please refer to the presentation for additional information.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

N/A

MEDIAN LANDSCAPE PATTERN BOOK

Planning & Zoning Commission
February 19, 2026



BACKGROUND

- The Council, at a previous strategic planning retreat, indicated that water was a priority
- In May 2025, the City approved a contract with Kimley-Horn to modernize the City's median landscaping regulations with a drought-tolerant perspective
- The consultants researched the issue, met with staff multiple times, and are ready to share their findings

City Council's Priority Objectives



- › Develop a comprehensive water conservation plan.
- › Expand access to water resources through multiple initiatives.

TIMELINE

- ~~January – feedback & direction from Council~~
- February – input from Keep Celina Beautiful and Planning & Zoning Commission
- Spring – final deliverables & project adoption
- Summer – ordinance updates (as needed)

MEDIANS

4 standards by which medians are evaluated:

- Cost of installation (front end)
- Cost of maintenance (back end)
- Water usage (once established)
- Aesthetics (regionally & locally important)

PRINCIPLE UNDERSTANDINGS

- Only 4 and 6 lane roadways have a divided median
- Engineering Design Standards regulate many aspects of median design, including:
 - Height of plants near median breaks & intersections
 - Median widths
 - Lay-down noses at intersections
 - Turn lanes
 - Guidance on coordinating sewer, water, & median lighting

LANDSCAPING BASICS

- Grass and trees are most common due to simplicity (low cost, easy maintenance, **high water**)
- Adding hardscape options, shrubbery, and ornamental grasses add cost and complexity, but better visuals and lower water usage than turf grass
- Not all options are desirable for various reasons:
 - Decomposed Granite (messy - spills over)
 - All concrete (too much impervious surface)
 - Advanced custom design (high cost & maintenance)



CELINA MEDIAN DESIGN GUIDELINES

BENCHMARKING AND MEDIAN DESIGN OPTIONS

JANUARY, 2026

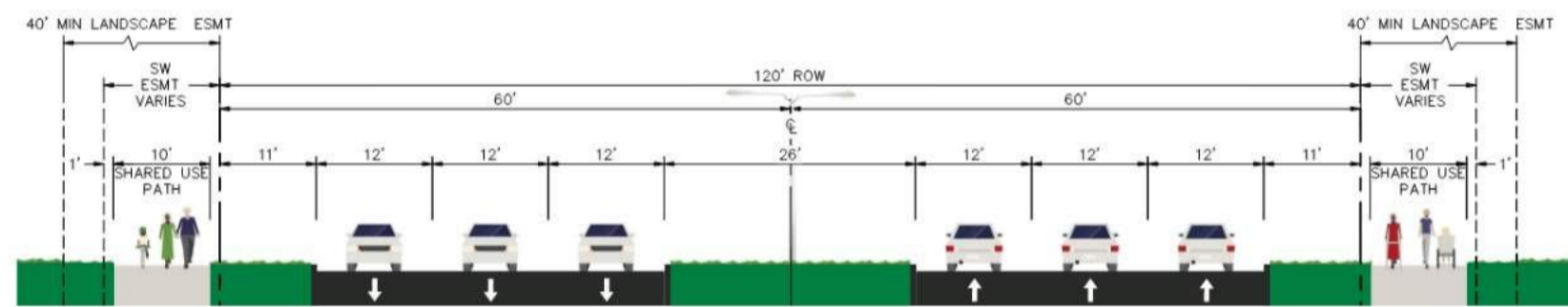
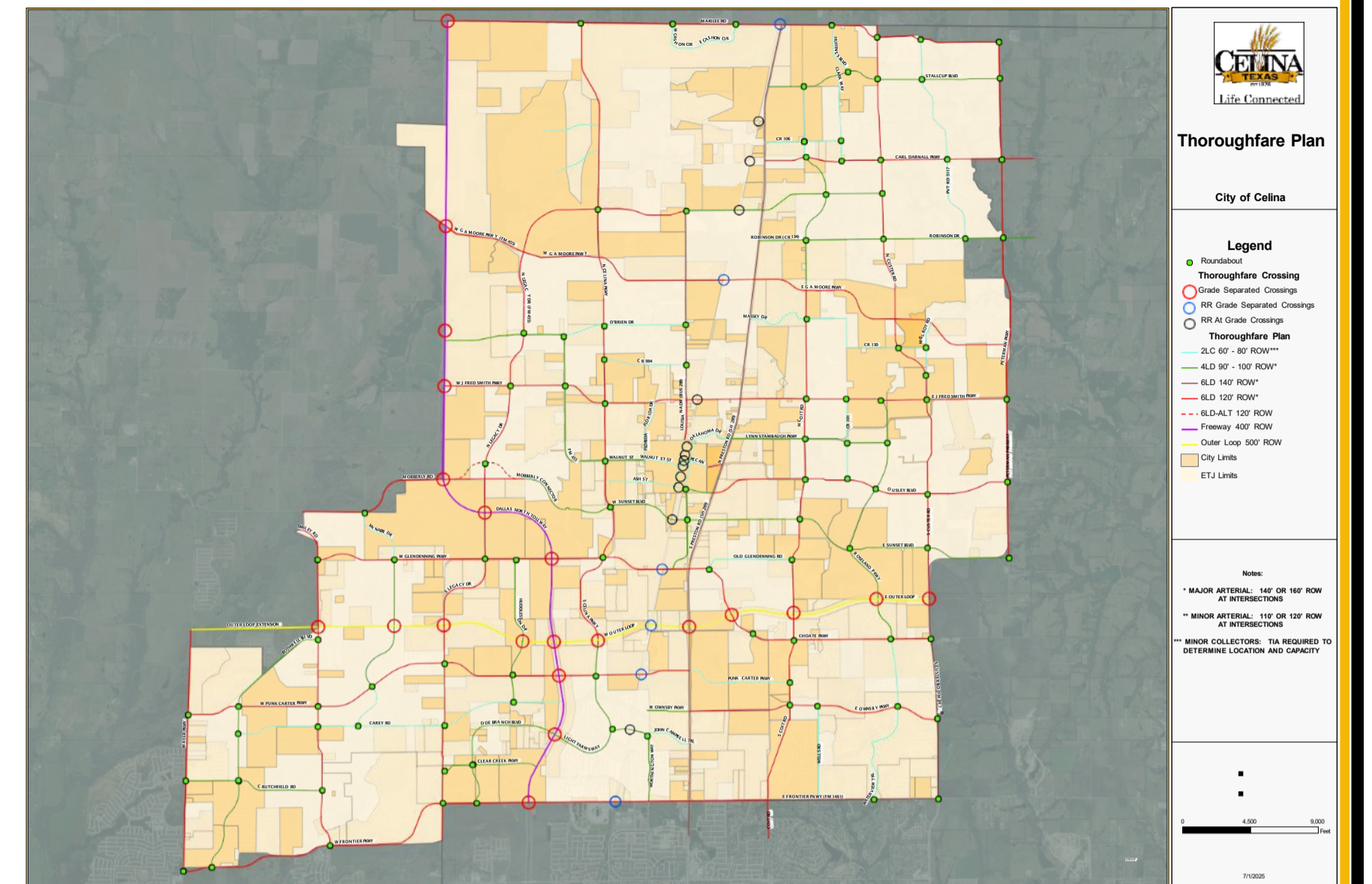


Life Connected.

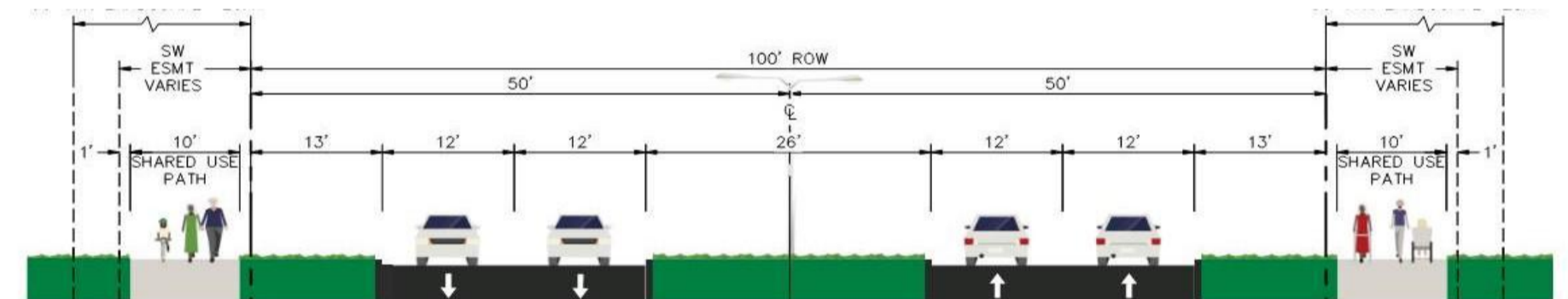


CELINA MEDIAN CONFIGURATIONS

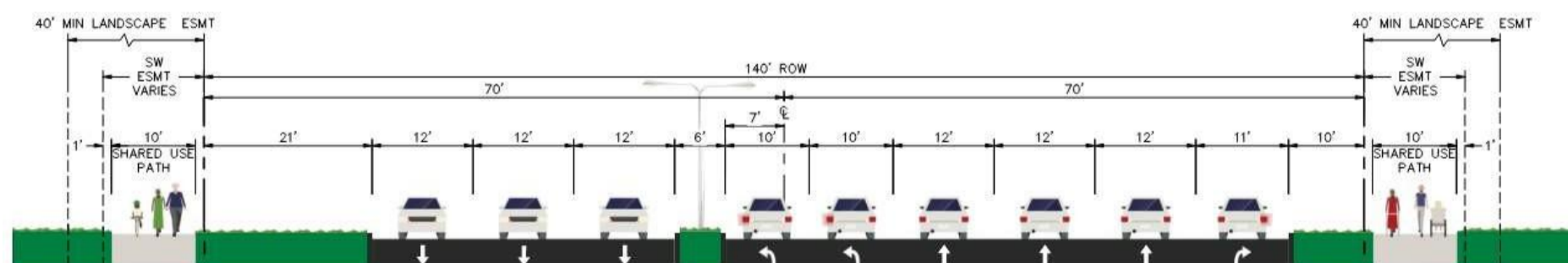
- Trees:**
 - 1 ornamental tree per 40 linear feet, used mainly as accents near the nose and among canopy trees.
 - 1 large canopy tree per 40 linear feet, spaced at least 30' from streetlights, 20' from intersections, and 15' from overhead lines.
 - Trees may be clustered for aesthetics, but must provide shade to all pedestrian areas.
 - Trees must be planted at least 4' from pipeline edges. Within 200' of median nose, tree foliage must be trimmed to 10' above ground; beyond that, trimmed to 6'.
- Shrubs & Ground Cover:**
 - Minimum 20% of landscaped area must include evergreen shrubs, ground cover, or native grasses.
- Grass & Sod:**
 - Only mowed grass allowed within 6' of curb face.
 - Sod required 4' behind median curbs and 2' behind parkway curbs along public roads.
- Street Lighting and Irrigation**
 - Irrigation conduits to be placed in the center of proposed paved median areas.
 - Irrigation main lines and street light conduits to be placed 2' behind median curbs.



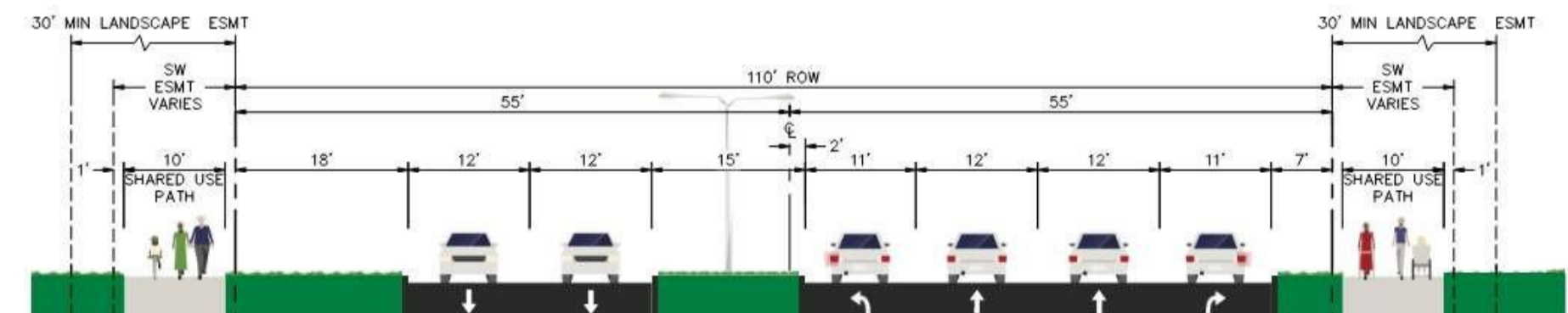
Major Thoroughfare Type P6D (Midblock)



Minor Thoroughfare Type M4D (Midblock)

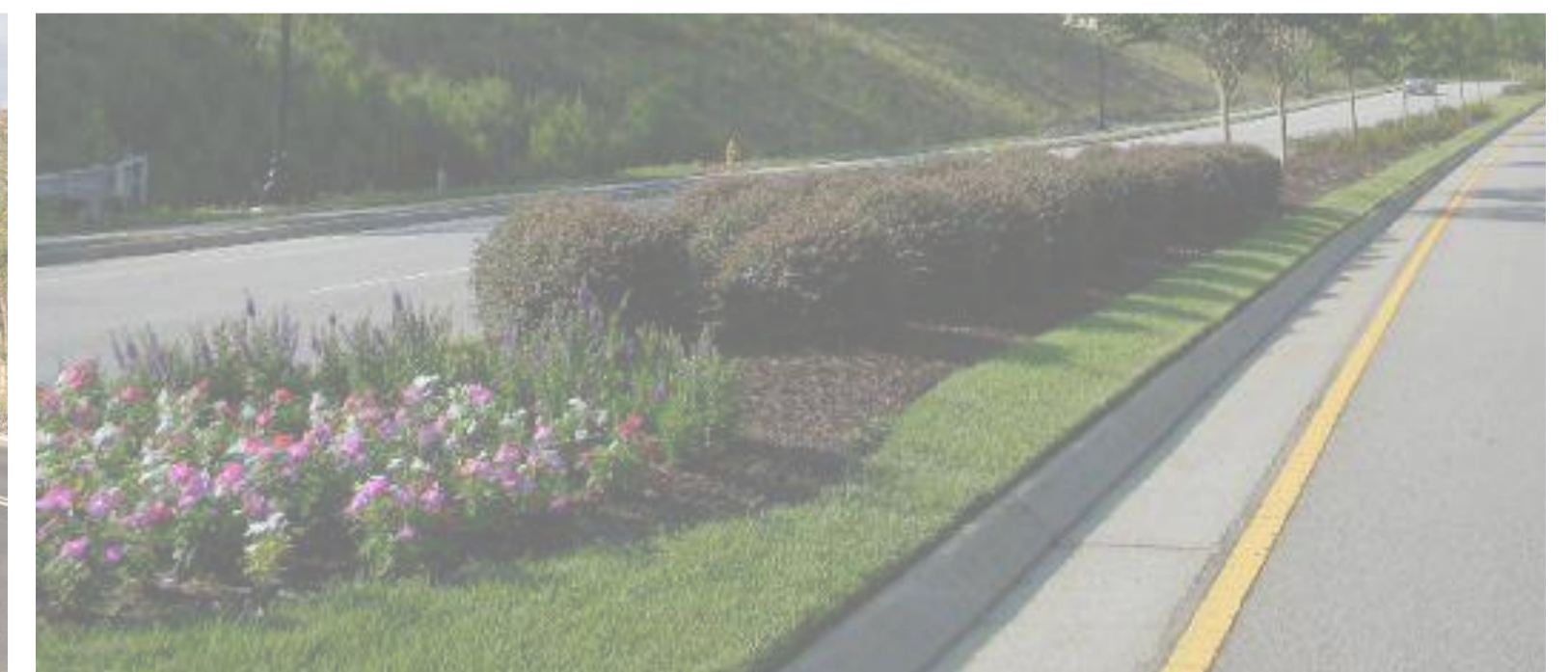
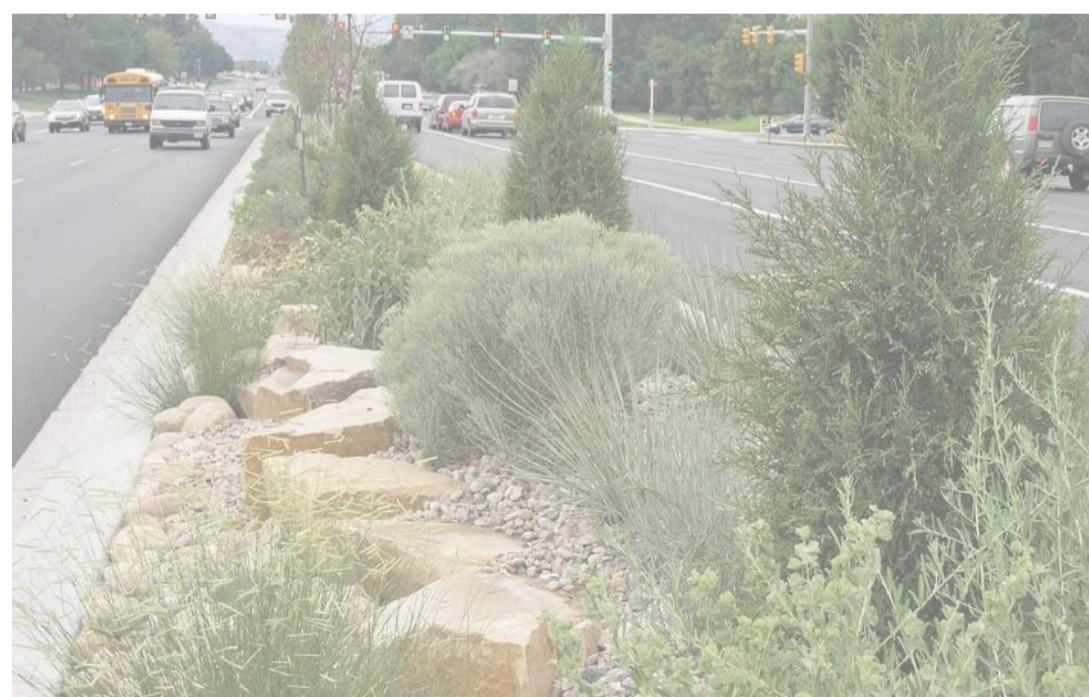


Major Thoroughfare Type P6D (Intersection)



Minor Thoroughfare Type M4D (Intersection)

BENCHMARKING



Preston Road - Celina, TX

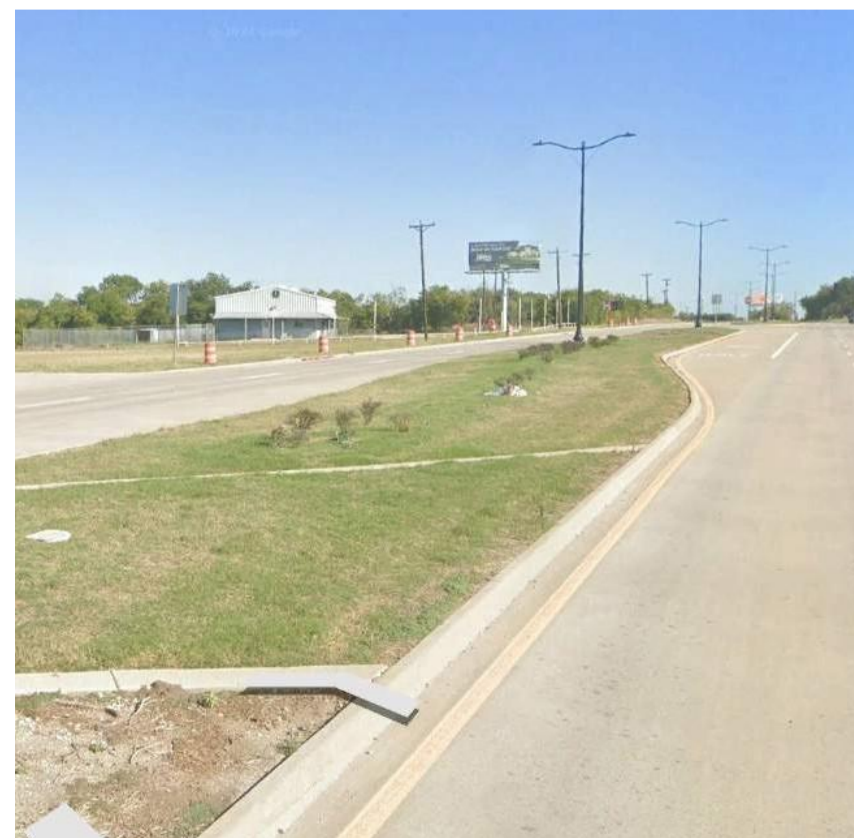


DESIGN ELEMENTS:

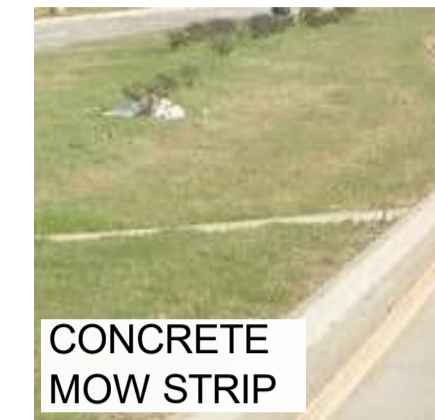
- LARGE SWATHS OF GRAVEL
- CONCRETE MOW STRIPS
- DOUBLE ROW OF ORNAMENTAL TREES IN CENTER OF MEDIAN
- LINEAR PLANTING PATTERN

MEDIAN COMPOSITION:

- ~30 TREES
- 30% ENHANCED PLANTING/GRAVEL, 70% TURF
- BULLET NOSE



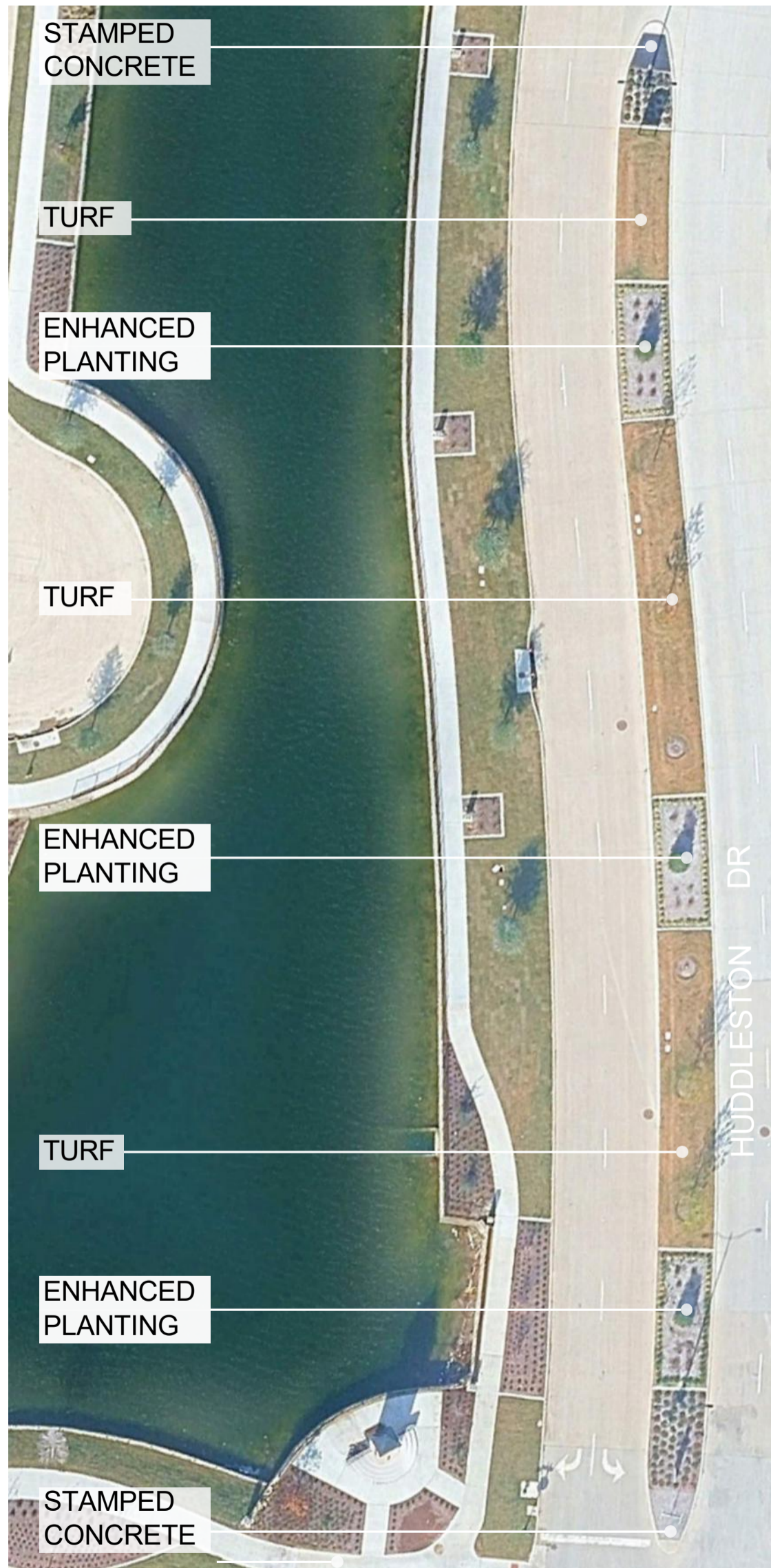
HARDSCAPE



LANDSCAPE



Huddleston Drive - Celina, TX

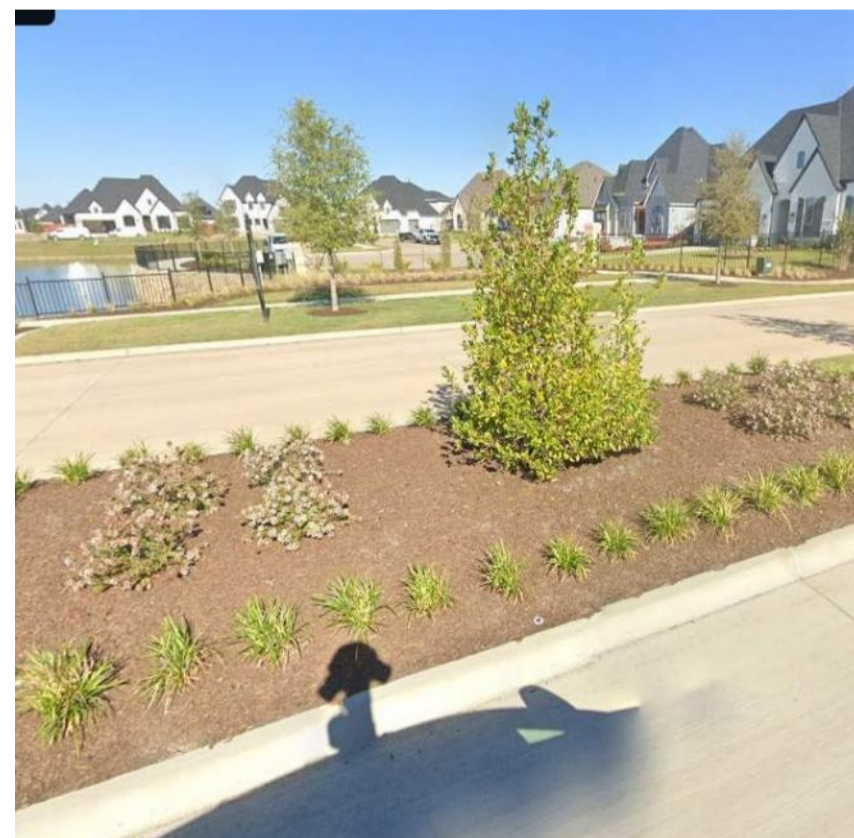


DESIGN ELEMENTS:

- ALTERNATING PATTERN OF TURF AND ENHANCED PLANTING
- ENHANCED PAVING AT END
- EXTENSIVE USE OF MULCH

MEDIAN COMPOSITION:

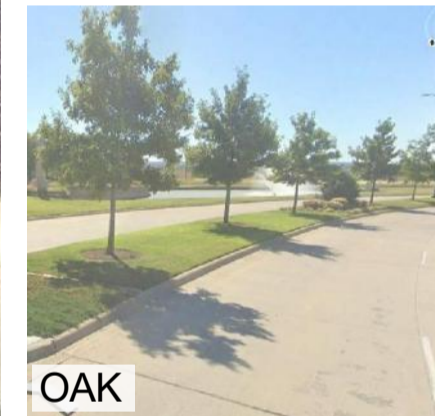
- ~6 TREES
- 45% TURF, 45% ENHANCED PLANTING, 10% PAVING
- BULLET-NOSE



HARDSCAPE



LANDSCAPE



Light Farms Way - Celina, TX

DESIGN ELEMENTS:

- LARGE SWATHS OF ORNAMENTAL AND NATIVE GRASSES
- ORNAMENTAL TREES
- STONE ACCENT WALLS
- FLAGSTONE PAVING AT ENDS
- BRICK PAVER CROSSWALKS INTERSECTING

MEDIAN COMPOSITION:

- ~25 TREES
- 45% ENHANCED PLANTING, 55% TURF
- SEMICIRCLE NOSE

HARDSCAPE



FLAGSTONE PAVING



STONE WALL



BRICK PAVERS



CONCRETE CURB



LANDSCAPE



DESERT WILLOW



REDBUD



MEXICAN FEATHER GRASS



OAK

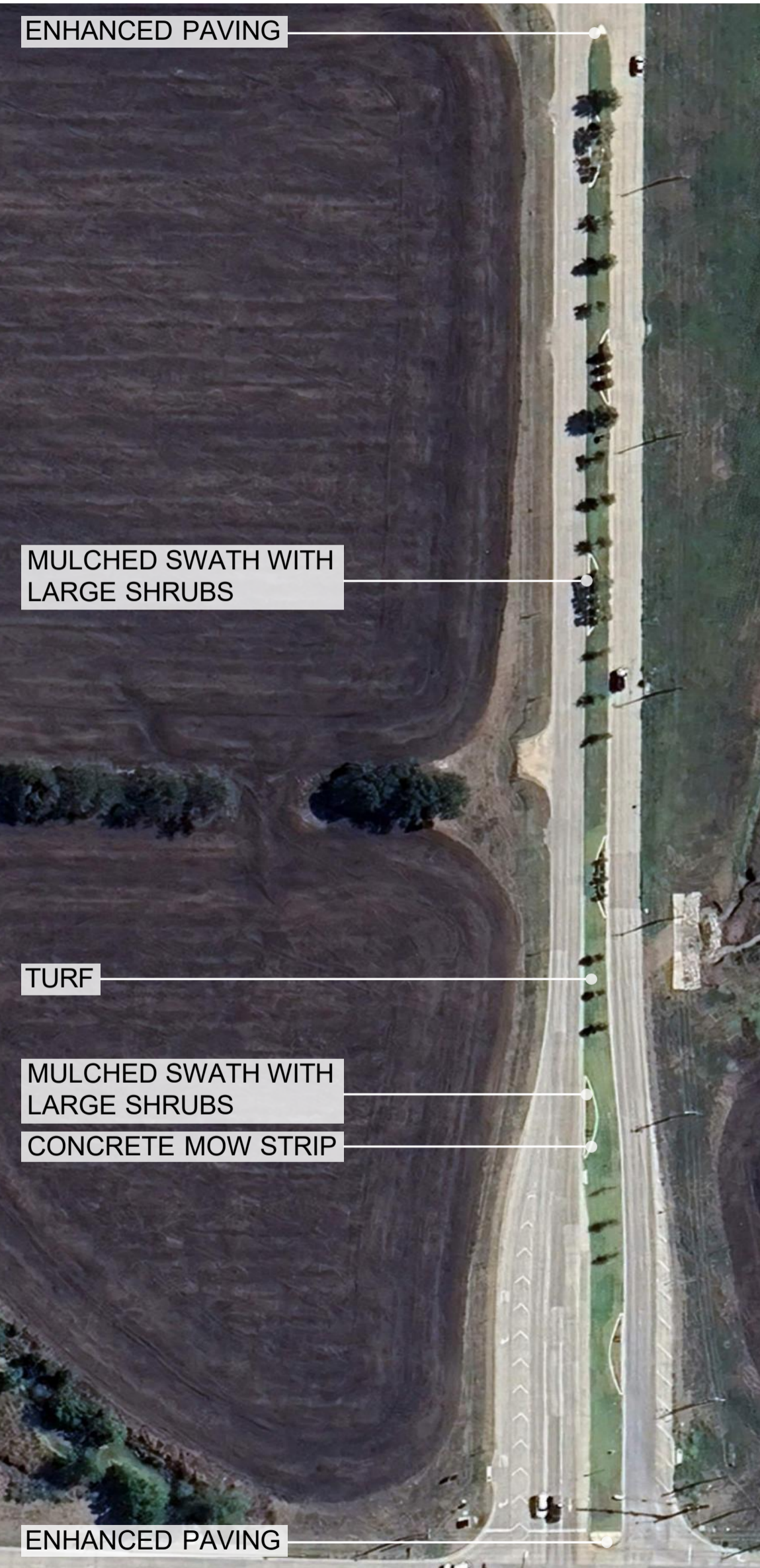


TURF



LOVEGRASS

W Prosper Trail - Prosper, TX

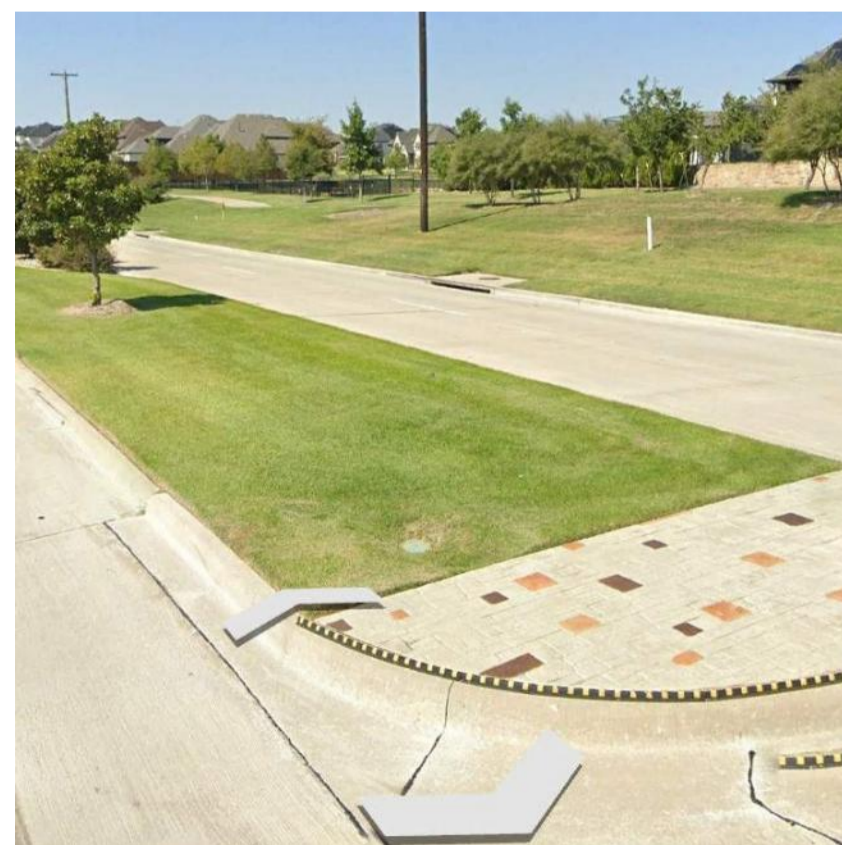


FEATURES / PROGRAM ELEMENTS:

- ENHANCED PAVING ON ENDS
- SMALL SWATH PLANTING
- MAJORITY TURF

MEDIAN COMPOSITION:

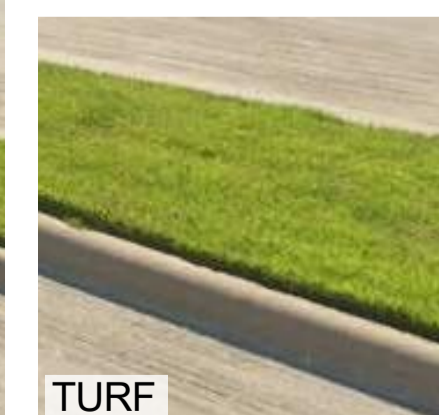
- ~18 TREES
- 65% TURF, 30% ENHANCED PLANTING, 5% HARDSCAPE
- BULLET NOSE AND SEMICIRCLES USED



HARDSCAPE



LANDSCAPE



N Colony Boulevard - The Colony, TX

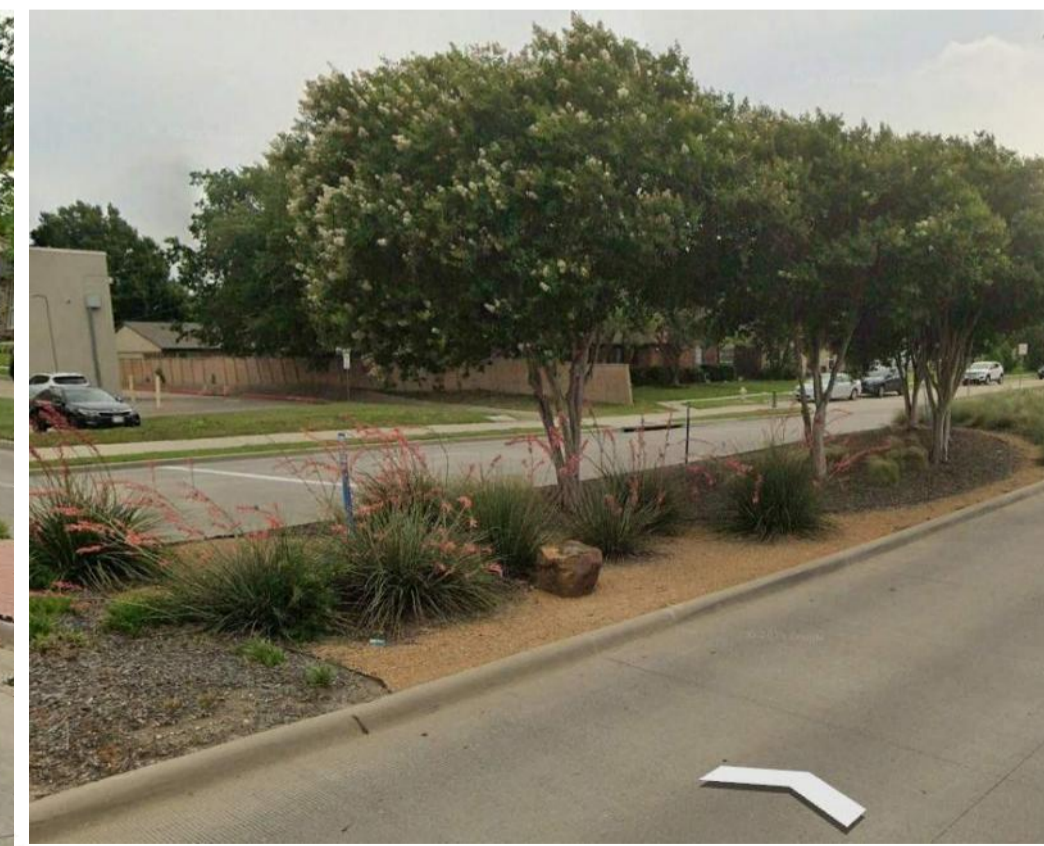
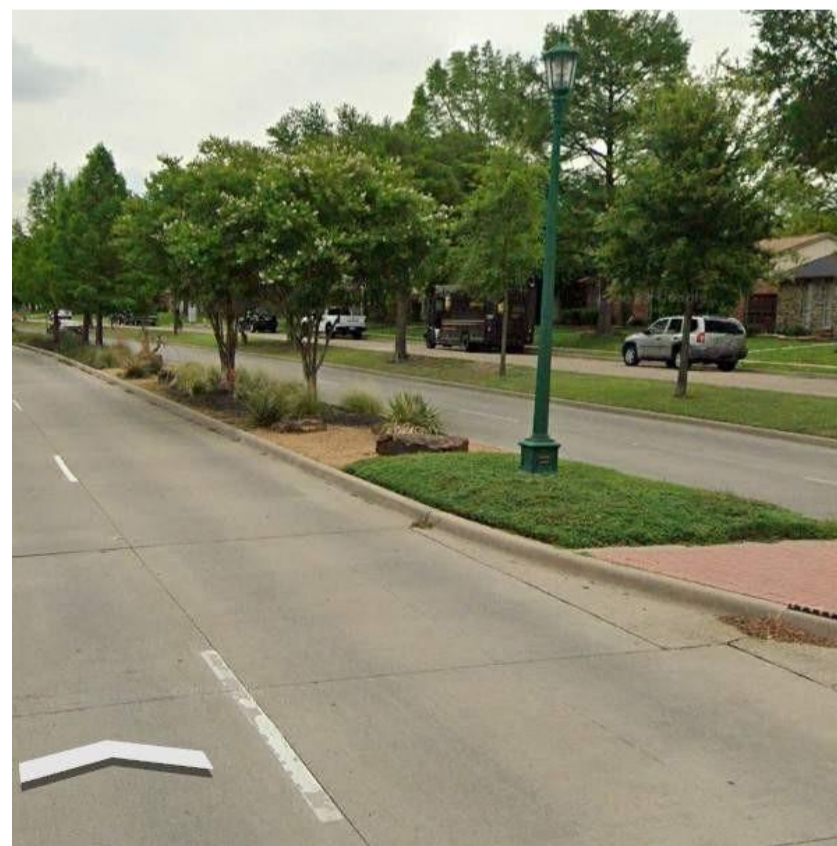


FEATURES / PROGRAM ELEMENTS:

- MULCHED AND GROUND COVER AREAS
- ORNAMENTAL TREES
- DECORATIVE LIGHT POLES
- BRICK PAVERS AT ENDS
- GRAVEL SWATH WITH NATIVE PLANTS
- SMALL DECORATIVE BOULDERS

MEDIAN COMPOSITION:

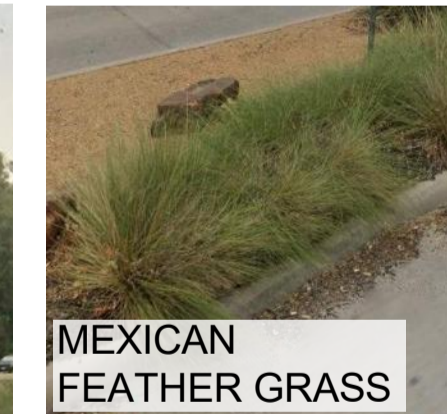
- ~13 TREES
- 0% TURF, 60% ENHANCED PLANTING, 25% GRAVEL, 5% HARDSCAPE
- BULLET NOSE AND SEMICIRCLES USED



HARDSCAPE



LANDSCAPE

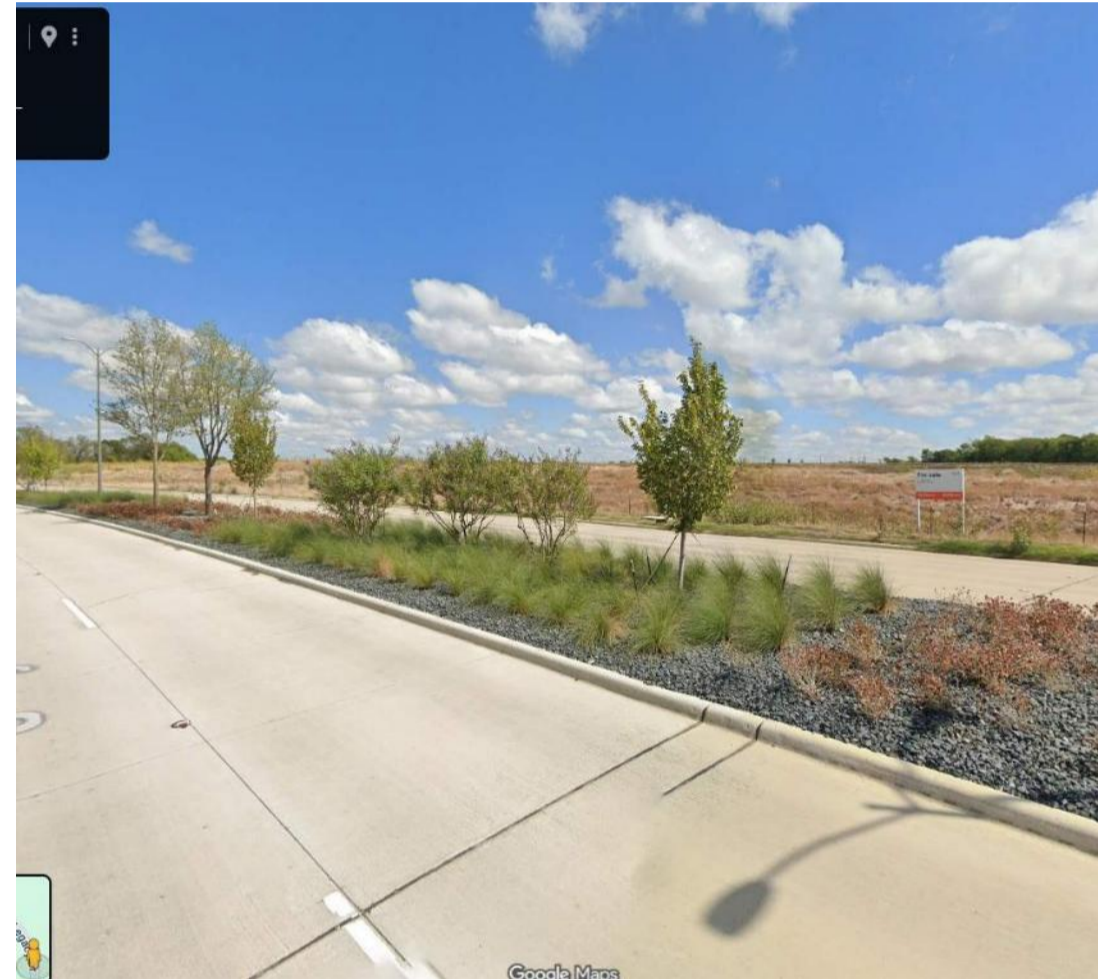


Legacy Drive - Frisco, TX



- FEATURES / PROGRAM ELEMENTS:**
- ALTERNATING PATTERN OF TURF AND ENHANCED PLANTING
 - SMALL DECORATIVE BOULDERS
 - GRAVEL SWATHS WITH SHRUB PLANTING
 - ENHANCED PAVING AND SEASONAL COLOR AT ENDS

- MEDIAN COMPOSITION:**
- ~45 TREES
 - 50% TURF, 25% ENHANCED PLANTING, 25% GRAVEL
 - BULLET NOSE



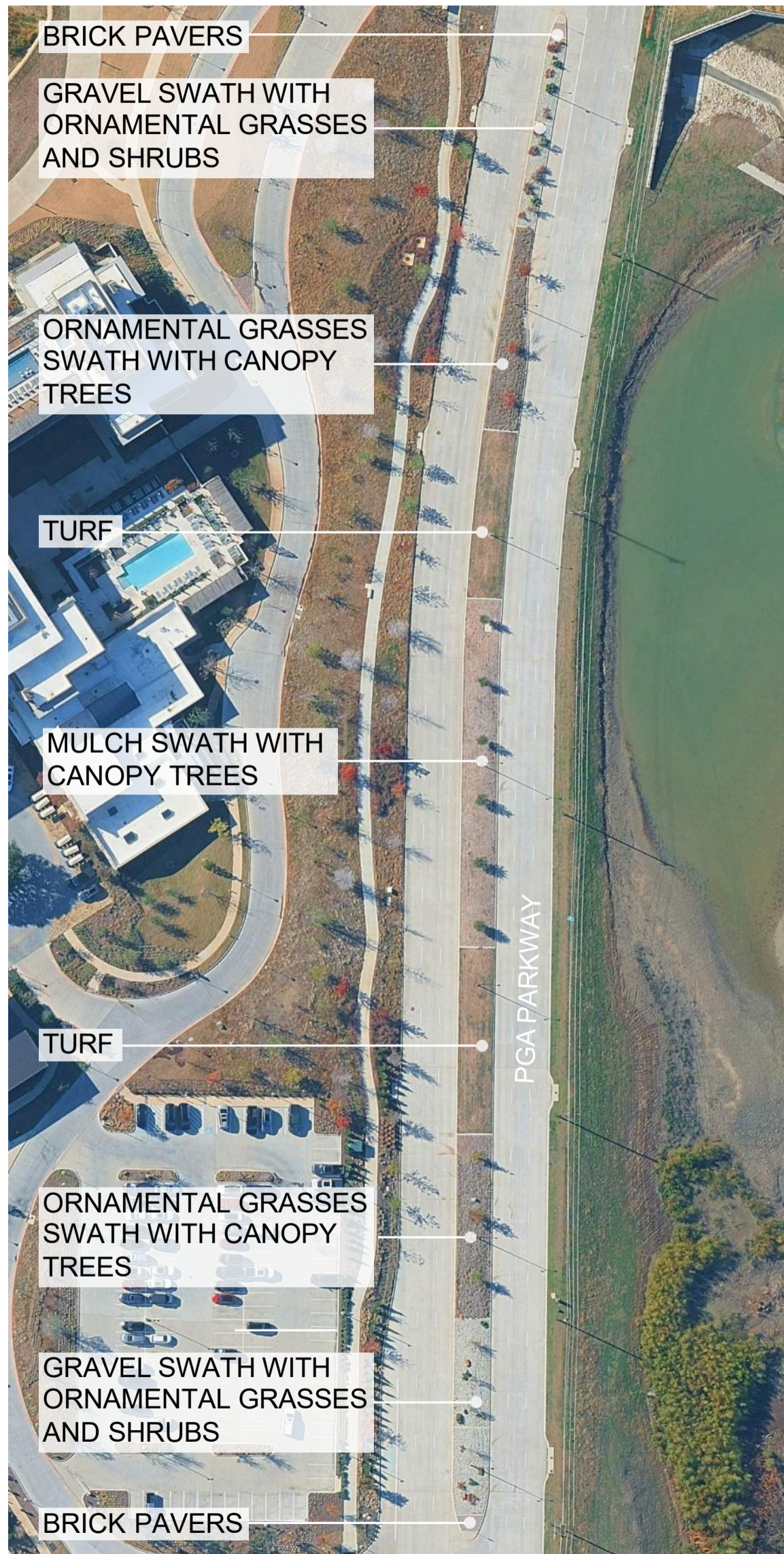
HARDSCAPE



LANDSCAPE



PGA Parkway - Frisco, TX



FEATURES / PROGRAM ELEMENTS:

- ALTERNATING PATTERN OF TURF, ENHANCED PLANTING, AND GRAVEL
- SMALL DECORATIVE BOULDERS
- GRAVEL SWATHS WITH SHRUB PLANTING
- ENHANCED PAVING AT ENDS

MEDIAN COMPOSITION:

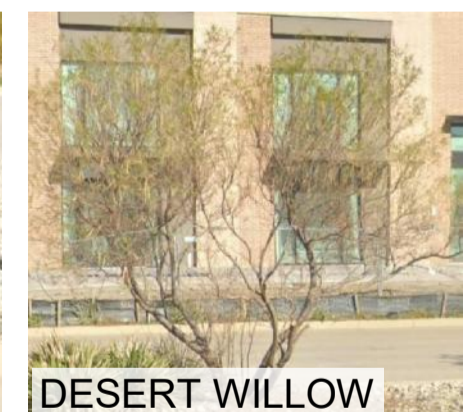
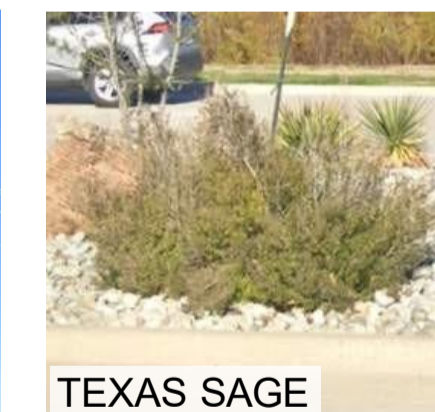
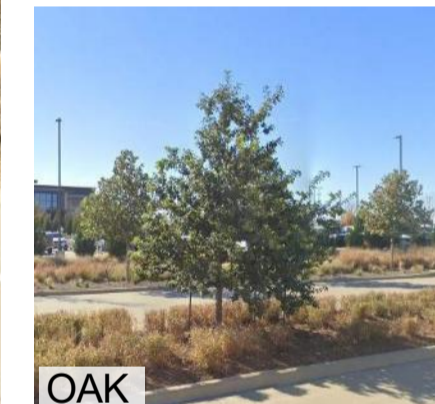
- ~12 TREES
- 40% TURF, 30% ENHANCED PLANTING, 30% GRAVEL
- BULLET NOSE



HARDSCAPE

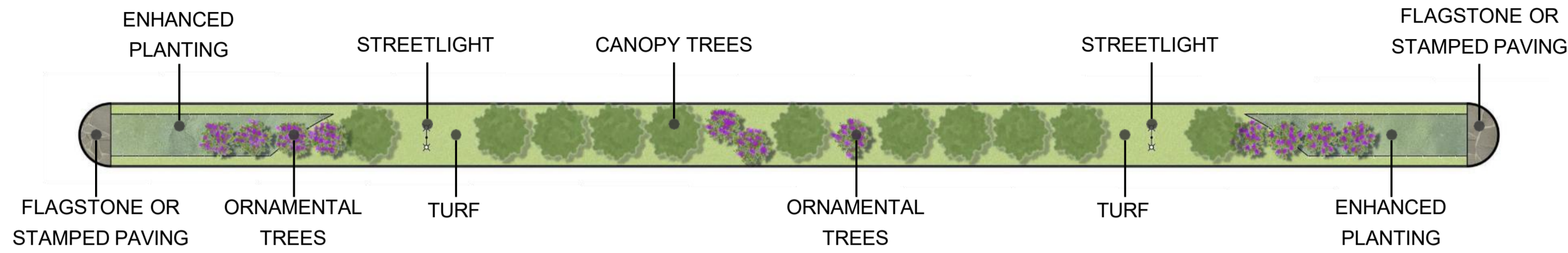


LANDSCAPE



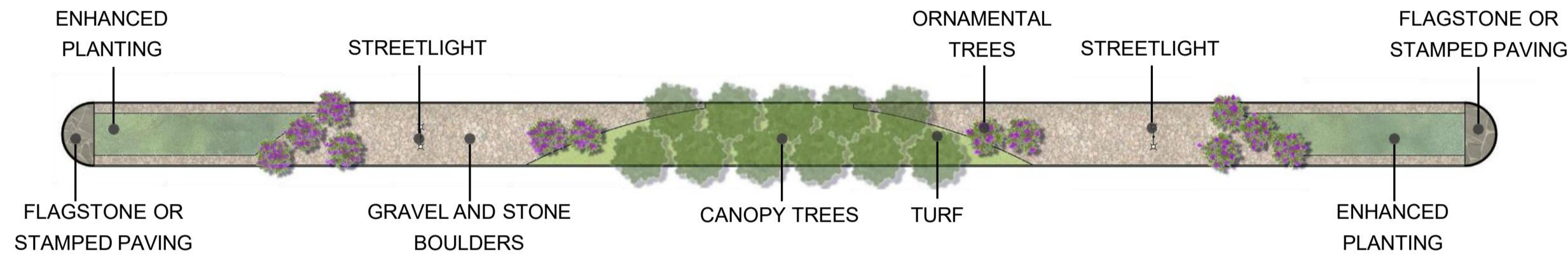
26' WIDE MEDIAN

80% TURF, 20% ENHANCED PLANTING (CODE STANDARD)



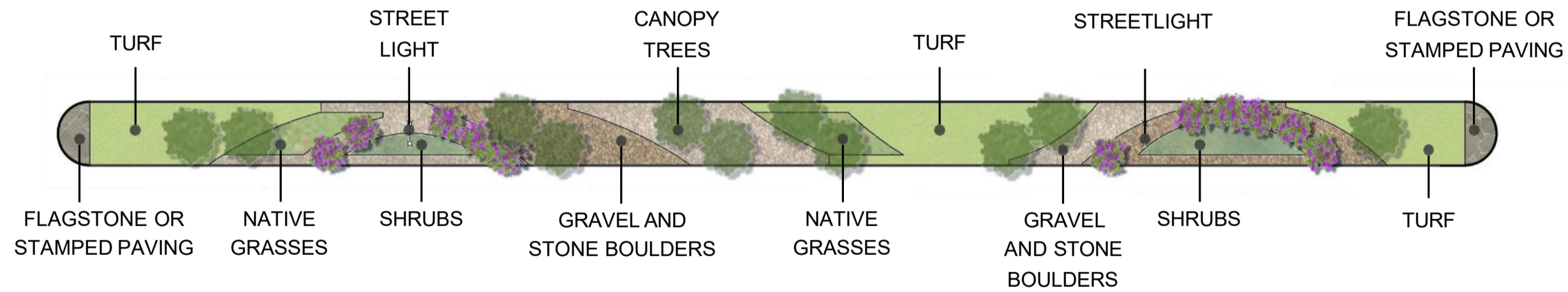
S COIT ROAD

55% TURF, 20% ENHANCED PLANTING, 25% AGGREGATE



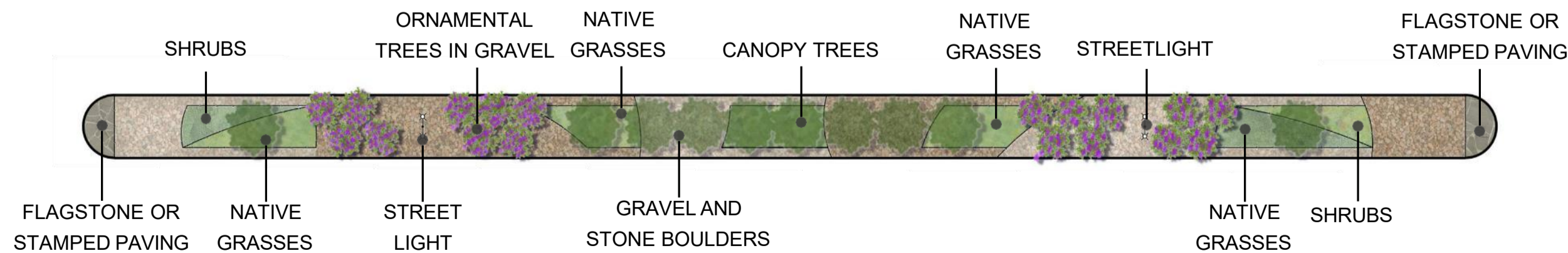
FM 423

30% TURF, 35% ENHANCED PLANTING, 35% AGGREGATE



CARL STERN DR

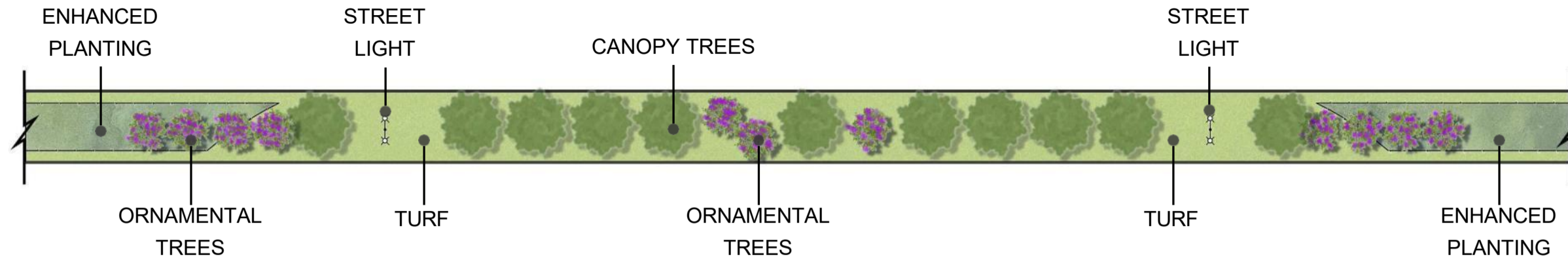
0% TURF, 40% ENHANCED PLANTING, 60% GRAVEL



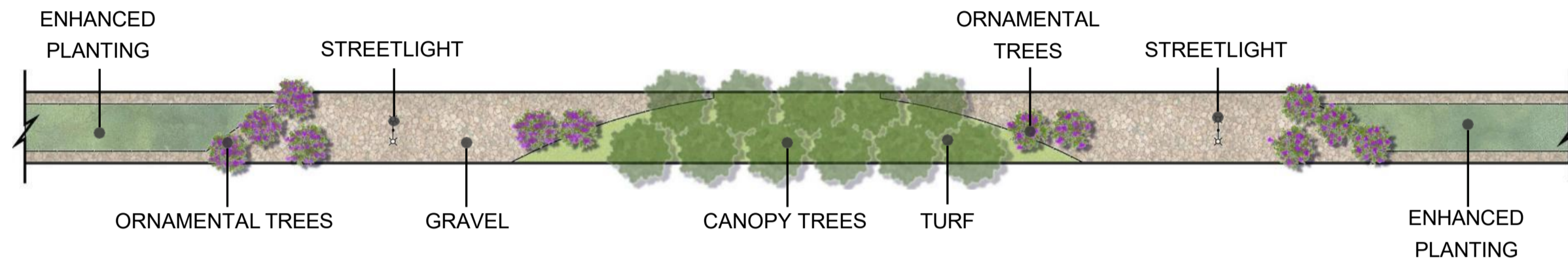
LEGACY DRIVE

COST ESTIMATES

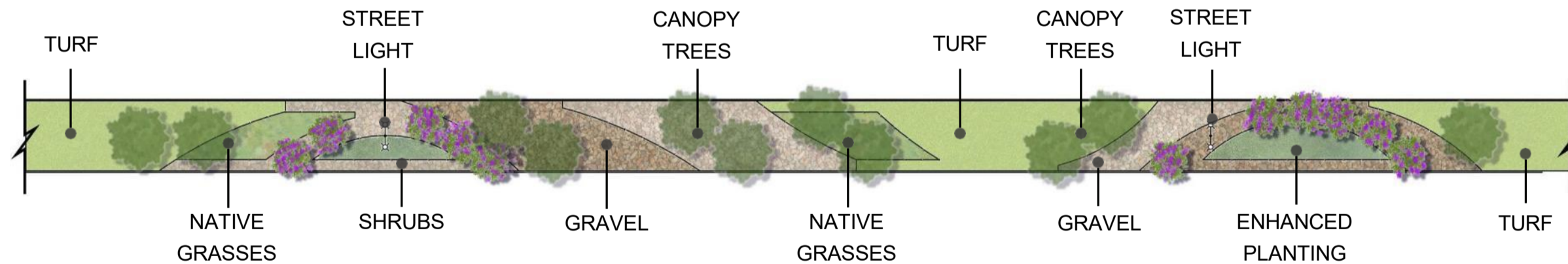
80% TURF, 20% ENHANCED PLANTING (CODE STANDARD)



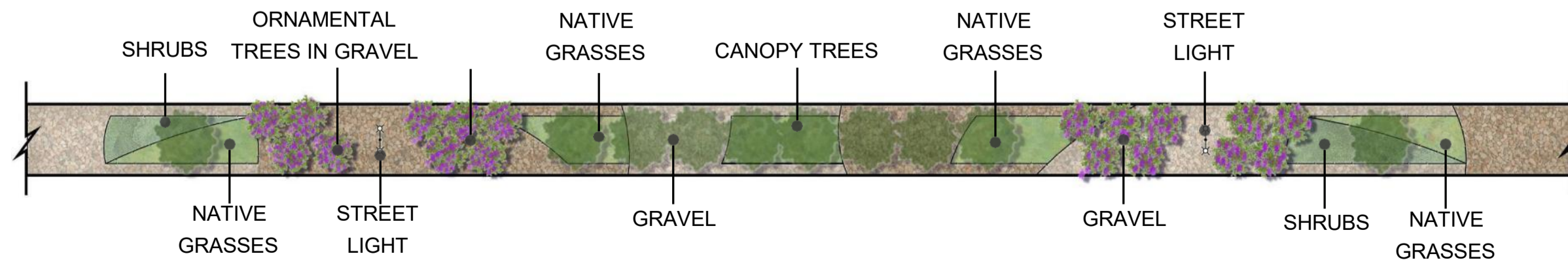
55% TURF, 20% ENHANCED PLANTING, 25% AGGREGATE



30% TURF, 35% ENHANCED PLANTING, 35% AGGREGATE



0% TURF, 40% ENHANCED PLANTING, 60% GRAVEL



Install cost based on 500 linear feet on 26' wide median (13,000 sf)



ESTIMATED COSTS AND WATER USAGE

Yearly Water Usage (Gallons)	317,000
Install Cost (\$)/ft ²	\$131,200
5 Year Maintenance Cost (\$)	\$77,600
Install Cost and 5 Year Estimated Maintenance Cost Total	\$208,800
Water Usage (Gallons) 5 Year Total	1,585,000

5-year all-in cost: \$1,793,800

ESTIMATED COSTS AND WATER USAGE

Yearly Water Usage (Gallons)	239,600
Install Cost (\$)/ft ²	\$155,000
Five Year Maintenance Cost (\$)	\$73,800
Install Cost and 5 Year Estimated Maintenance Cost Total	\$228,800
Water Usage (Gallons) 5 Year Total	1,198,000

5-year all-in cost: \$1,426,800

ESTIMATED COSTS AND WATER USAGE

Yearly Water Usage (Gallons)	208,400
Install Cost (\$)/ft ²	\$194,200
5 Year Maintenance Cost (\$)	\$82,800
Install Cost and 5 Year Estimated Maintenance Cost Total	\$277,000
Water Usage (Gallons) 5 Year Total	1,042,000

5-year all-in cost: \$1,319,000

ESTIMATED COSTS AND WATER USAGE

Yearly Water Usage (Gallons)	131,100
Install Cost (\$)/ft ²	\$201,000
5 Year Estimated Maintenance Cost (\$)	\$82,400
Install Cost and 5 Year Maintenance Cost Total	\$283,400
Water Usage (Gallons) 5 Year Total	655,500

5-year all-in cost: \$938,900

15' AND 26' MEDIANS: Materials

+ ANY MATERIALS USED IN 6' MEDIANS

HARDSCAPE PALETTE



ROCK COBBLE



WARM TONE GRAVEL



STONE BOULDERS



CONCRETE MOW STRIP



STEEL EDGING

PLANTING PALETTE - NATIVE AND WATER SMART



DESERT WILLOW



VITEX



MEXICAN SYCAMORE



TEXAS SAGE



BLONDE AMBITION BLUE GRAMA



CEDAR ELM



RED YUCCA



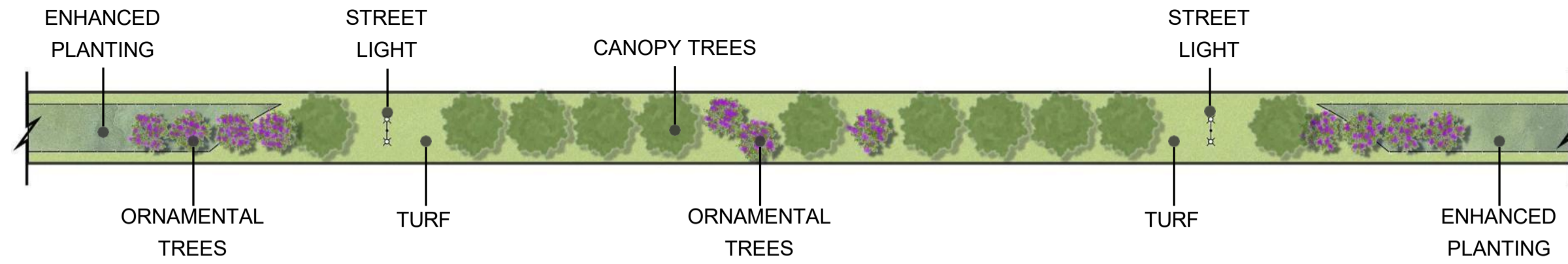
TEXAS SOTOL



MEXICAN FEATHER GRASS

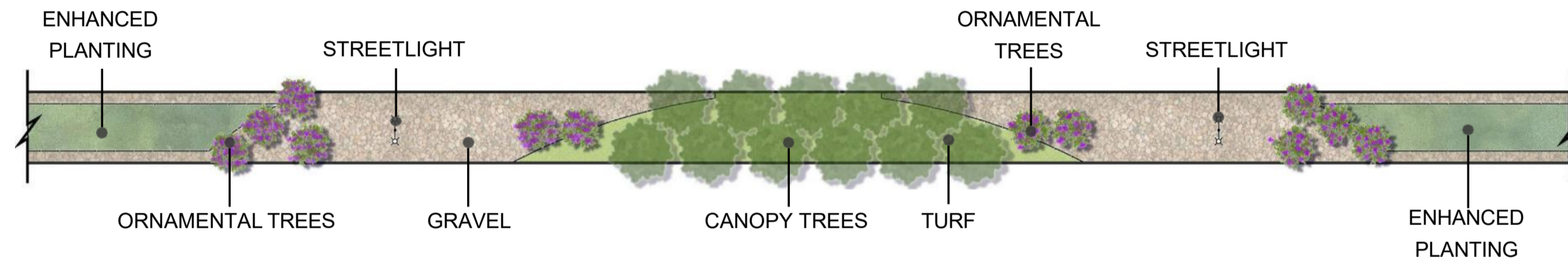
DISCUSSION

80% TURF, 20% ENHANCED PLANTING (CODE STANDARD)



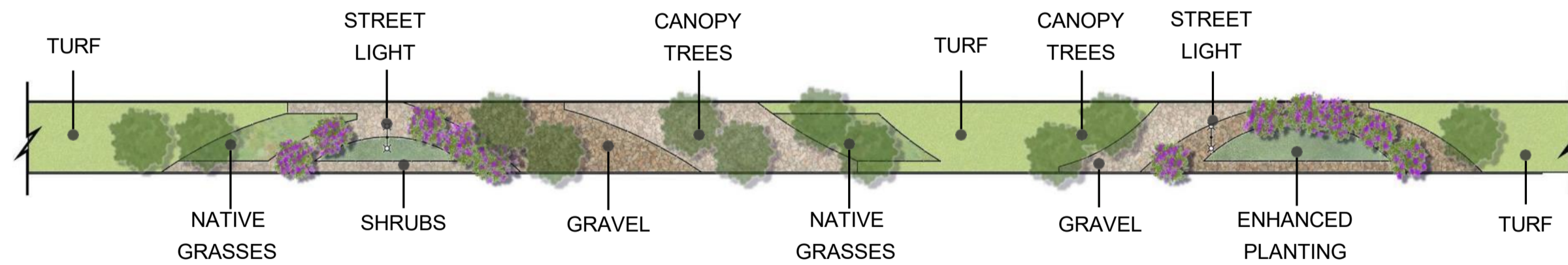
S COIT ROAD

55% TURF, 20% ENHANCED PLANTING, 25% AGGREGATE



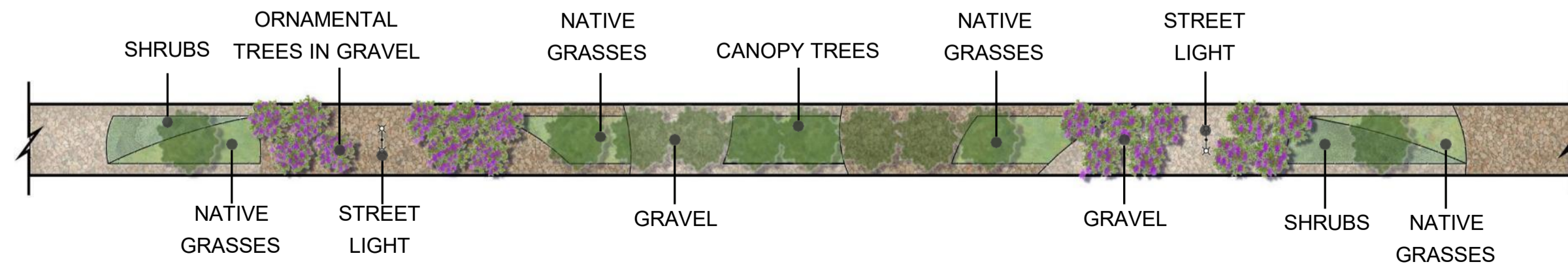
LEGACY DRIVE

30% TURF, 35% ENHANCED PLANTING, 35% AGGREGATE



CARL STERN DR

0% TURF, 40% ENHANCED PLANTING, 60% GRAVEL



PGA PARKWAY

POLICY QUESTIONS

- How water-minded does Celina want to be regarding median landscape design on public roadways?
- What is the appropriate balance between design flexibility (allowing water-heavy options) and more restrictive regulations (promoting xeriscape) involving design?
- This will be Celina's design motif going forward on public roadway medians



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Melissa Kleineck, Long Range Planning Manager
CC: Madhuri Mohan, Assistant Director of Development Services
Date: February 19, 2026
Re: Discussion regarding Water Conservation.

Action Requested:

Discussion regarding Water Conservation.

Background Information:

The Council, at a previous strategic planning retreat, indicated that water was a priority. Staff is providing an update of ongoing water conservation efforts, as well as information regarding the launch of significant ordinance updates to the City's ordinances. Please refer to the presentation for additional information.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

N/A

WATER CONSERVATION ORDINANCE UPDATES

Planning & Zoning Commission
February 19, 2026



BACKGROUND

- Water is a trending topic of concern
- The City is addressing water thru a multi-pronged approach, including:
 - Water conservation & enforcement (8-2025 presentation)
 - Education, outreach, & awareness
 - Exploring new water sources & supply (1-2025 update)
 - Increasing water infrastructure capacity (CIP)
 - Median Landscape Pattern Book (May 2025 contract)
 - Amending ordinances ([tonight's discussion](#))

ORDINANCES OVERVIEW

- Codes that regulate water & landscaping include Zoning, Subdivision, Engineering Design Criteria, and others
- Regulations already *allow* for Xeriscape design options
- Regulations already *allow* for native and adapted plants that are drought-tolerant
- Regulations *require* irrigation systems on all projects

Key point: *Mandatory v. Optional matters*

IRRIGATION

- Approximately 50% of water usage during peak summer heat is outdoor irrigation
- Drip irrigation, such as along foundations and bubblers on trees, is an exemption to conservation restrictions
- The City has required bubblers on trees since 2017
- Key takeaways:
 - It's not the trees; it's the grass – specifically, the watering of grass during summer, that uses the water
 - An improved plant list alone, without addressing irrigation, will not conserve water

OPTIONS FOR DISCUSSION

Landscaping:

- Refining plant list to trim out popular options that require supplemental watering (hollies, magnolias, etc.)
- Requiring xeriscape design for new residential and commercial development (i.e. limiting grass)
- Combination of all the above
- Status Quo (current situation – expansive grass)

OPTIONS FOR DISCUSSION

Irrigation:

- Prohibiting the irrigation of lawn grass
- Only allowing irrigation of front yards
- Eliminating all non-drip irrigation completely
- Combination of all the above
- Status Quo (current situation – irrigation required)

NEXT STEPS

- Staff is working on a scope of services for a consultant to recommend revisions to the City's ordinances to require xeriscape design for new development
 - Commercial (including multi-family)
 - Subdivision (HOA common areas)
 - Single-family homes
- Staff would soon begin outreach to the commercial and residential development community regarding the required extension of xeriscape design

BENEFITS

- Ultimate water usage would be reduced
- Attractive options exist
- Celina could establish the regional standard for responsibly managing water resources thru new development design that limits water usage and modeling the behavior in its own projects

POLICY CONSIDERATIONS

- Ordinance updates, educating on design options, permitting, and construction is not over night
- Xeriscape design is costly (not as simple as adding gravel & cactus)
- Xeriscape design is not necessarily fewer plants – just significantly less grass & irrigation
- Broad support from the Builder and Development communities is not anticipated

TENTATIVE TIMELINE

- ~~January – discussion & direction from Council~~
- Winter – contract approval for consultant review of ordinances
- Spring – approval of Median Landscape Pattern Book
- Spring 2026 – outreach to builder & development communities
- Summer & Fall 2026 – ordinance updates

DISCUSSION

- Staff is providing an update of ongoing water conservation efforts, as well as information regarding the launch of significant ordinance updates
- Any questions, feedback, or concerns regarding the proposed scope of the ordinance updates?



Life Connected.

MINUTES
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:** Chair Bain called the meeting to order at 5:01 pm, established a quorum, and led those present in a salute to the American and Texas flags.

Members Present:

Chair Shawn Bain
Commissioner Daniel Trigo
Commissioner Alan Upchurch
Commissioner Jason Laumer
Commissioner Michael Dawson

Members Absent:

Vice Chair Poche
Commissioner Samuelson

Staff Present:

Executive Director of Development Services,
Dusty McAfee
Director of Engineering, Andy Glasgow
Assistant Director of Development Services,
Madhuri Mohan
Principal Planner, Victoria Kiker Simpson
Principal Planner, Sandra Green
Senior Planner, Haley Yansky
Planning Technician, Jamie Whisenhunt

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.

The Worksession was moved to the end of the meeting, and was held in the Council Chambers.

A. P&Z Commissioners Training – Part I

Madhuri Mohan, Assistant Director of Development Services, presented the P&Z Commissioners Training – Part I.

IV. **PRESENTATIONS:**

A. Discussion regarding the Development Appeals Process.

Dusty McAfee, Director of Development Services, presented the Development Appeals Process.

Commissioner Laumer inquired into the logistics of the Staff Panel option, to which Mr. McAfee clarified that the details had not yet been determined.

Commissioner Dawson asked if there was a specific impetus to this process to which Mr. McAfee clarified there are frequent informal appeals from the development community. He noted while this process makes sense for Celina, there is no regional precedent, though neighboring cities have moved away from these appeals being presented to the Planning & Zoning Commission.

B. Presentation of the Planning Excellence Award.
Mrs. Mohan presented 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.

Upon a motion by Commissioner Upchurch and a second by Commissioner Dawson, the Commission voted five (5) for and none (0) opposed to approve the minutes of the December 15th Planning & Zoning Commission meeting. The motion carried 5-0.

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)

Mrs. Mohan informed the Commissioners that the applicant requested this item to be tabled to next regularly scheduled meeting.

Chair Bain opened the public hearing at 5:40 pm.

No one came forward to speak.

Chair Bain motioned to continue this item at next month's regularly scheduled meeting.

Commissioner Laumer seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Chair Bain and a second by Commissioner Laumer, the Commission voted five (5) for and none (0) opposed to table the item. The motion carried 5-0.

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)

Victoria Kiker Simpson, Principal Planner, presented the staff report.

Commissioner Upchurch inquired as to whether Staff received any complaints about this item. Mrs. Simpson noted that Staff received an inquiry into proposed noise levels.

Applicant Tina Burnett, 3321 Canonero Street, Celina, Texas 75009, introduced herself and provided the Commission with information on the proposed operations.

Chair Bain opened the public hearing at 5:48 pm.

No one came forward to speak.

Chair Bain closed the public hearing at 5:48 pm.

Commissioner Laumer motioned to approve the item as proposed.

Commissioner Trigo seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Commissioner Laumer and a second by Commissioner Trigo, the Commission voted five (5) for and none (0) opposed to approve the item. The motion carried 5-0.

- 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)

Mrs. Simpson presented the staff report.

Chair Bain opened the public hearing at 5:58 pm.

Applicant Hal Watson, 5151 Beltline Road, Suite 900 Dallas, Texas 75254, presented.

Commissioner Laumer inquired into the parking garage operations, and Mr. Watson responded.

No one else came forward to speak, and the public hearing was closed at 6:06 pm.

Commissioner Dawson motioned to approve the item as proposed.

Commissioner Laumer seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Commissioner Dawson and a second by Commissioner Laumer, the Commission voted five (5) for and none (0) opposed to approve the item. The motion carried 5-0.

- D. 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)

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Commissioner Laumer inquired into the parking garage operations, and Mr. Watson responded.

No one else came forward to speak, and the public hearing was closed at 6:06 pm.

Commissioner Dawson motioned to approve the item as proposed.

Commissioner Laumer seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Commissioner Dawson and a second by Commissioner Laumer, the Commission voted five (5) for and none (0) opposed to approve the item. The motion carried 5-0.

- E. 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)

Sandra Green, Principal Planner, presented the staff report.

Chair Bain opened the public hearing at 6:11 pm.

Applicant Jim Knight, 3501 Olympus Blvd, Suite 100 Dallas, Texas 75019, presented.

Commissioner Laumer asked general development related questions, and Mr. Knight answered.

No one else came forward to speak, and the public hearing was closed at 6:16 pm.

Chair Bain 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 Chair Bain and a second by Commissioner Upchurch, the Commission voted five (5) for and none (0) opposed to approve the item. The motion carried 5-0.

- F. 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)

Mrs. Green presented the staff report.
Chair Bain opened the public hearing at 6:23 pm.
Applicant Finley Ewing IV, 6455 Dallas Parkway, Plano, Texas 75024, introduced himself.
No one else came forward to speak, and the public hearing was closed at 6:25 pm.
Chair Bain and Commissioner Laumer noted that they were appreciative of the applicant finding a tract of land that was in conformance with the direction they had received from City Council in early 2025. Both were also appreciative that the applicant did not attempt to give them a sales pitch, and instead, offered to answer questions.
Chair Bain motioned to approve the item as proposed.
Commissioner Dawson seconded the motion.
All were in favor, and the motion was approved.

Upon a motion by Chair Bain and a second by Commissioner Dawson, the Commission voted five (5) for and none (0) opposed to approve the item. The motion carried 5-0.

- G. 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)

Mrs. Mohan presented the staff report.
Chair Bain opened the public hearing at 6:29 pm.
No one came forward to speak.
Chair Bain closed the public hearing at 6:29 pm.
Commissioner Dawson motioned to approve the item as proposed.
Commissioner Laumer seconded the motion.
All were in favor, and the motion was approved.

Upon a motion by Commissioner Dawson and a second by Commissioner Laumer, the Commission voted five (5) for and none (0) opposed to approve the item. The motion carried 5-0.

VII. ADJOURNMENT:

Chair Bain adjourned the meeting at 6:37 pm.

Chair

Staff Liaison

Date



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Victoria Kiker, Principal Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: February 19, 2026
Re: Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for an Office/Medical Office use on approximately 1 acre; generally located at the northwest corner of Colorado Street and Oak Street, within the Downtown Code – Verandas, within the City Limits. (309 S Colorado – 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 Office/Medical Office use on approximately 1 acre; generally located at the northwest corner of Colorado Street and Oak Street, within the Downtown Code – Verandas, within the City Limits. (309 S Colorado – Specific Use Permit)

Background Information:

The approximately 0.67-acre subject property is located within the City Limits and is zoned Downtown Code – Verandas District. The applicant proposes to operate a professional office within an existing residential structure located at the northwest corner of Colorado Street and Oak Street. The Downtown Code requires Office/Medical Office uses to obtain a Specific Use Permit (SUP) when not fronting a Major Corridor. The proposed use is intended to preserve the residential character of the home and aligns with the Downtown Master Plan, which envisions homes converting into office uses when appropriate. Please refer to the attachments for additional information.

Legal Review:

N/A

Supporting Documents:

1. Location Map
2. Staff Presentation

Financial Consideration:

Staff Recommendation:

Staff recommends approval as presented.

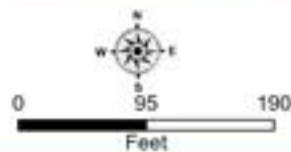


Legend

- Parcels
- Roads
- City Limits
- Subject Property

25-SUP-04 - 309 S Colorado Location Map City of Celina

2/2/2026

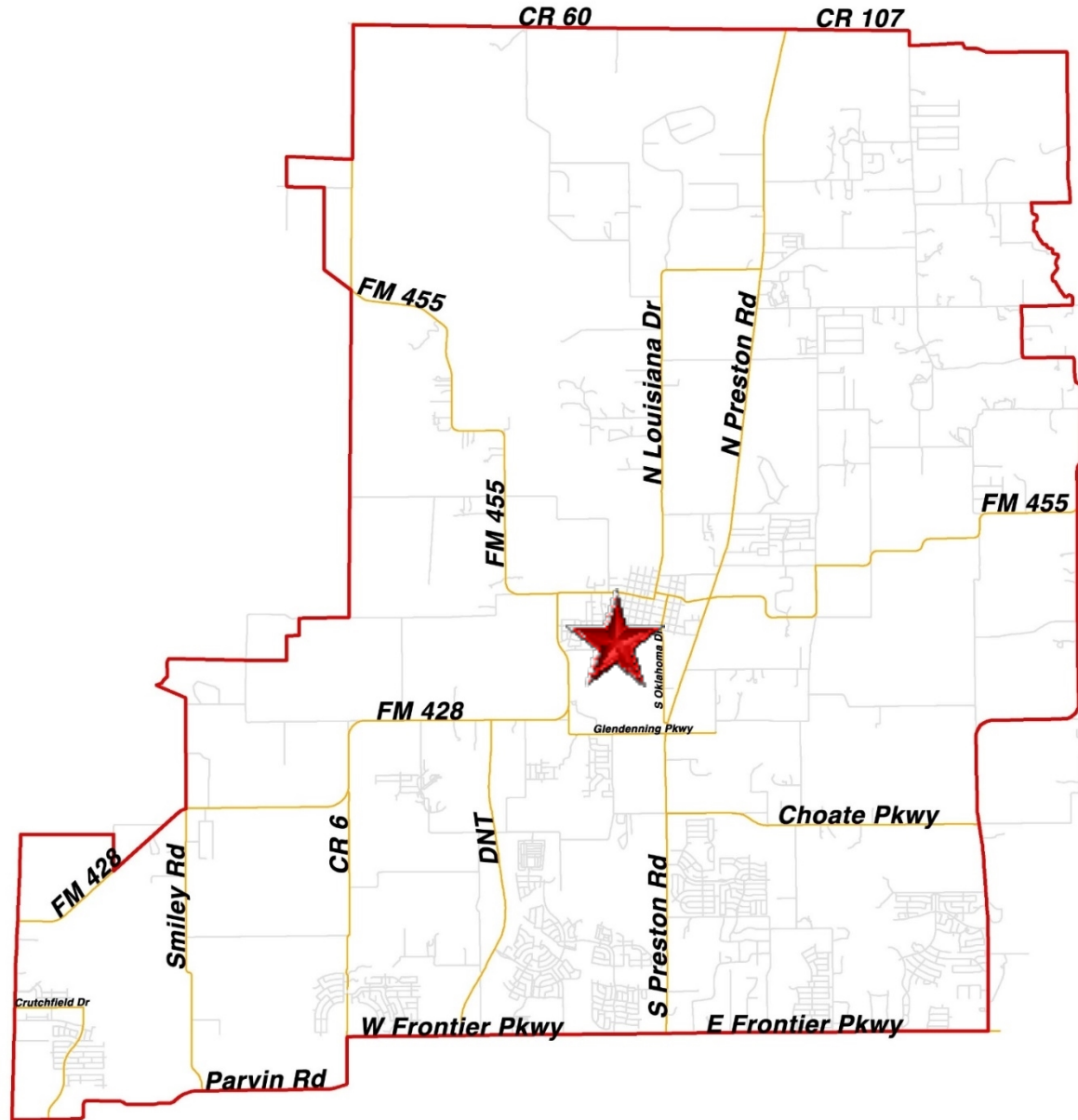


309 S COLORADO

SPECIFIC USE PERMIT

Planning & Zoning Commission
February 19, 2026







LOCATION MAP

The subject property is generally located at the northwest corner of Colorado Street and Oak Street

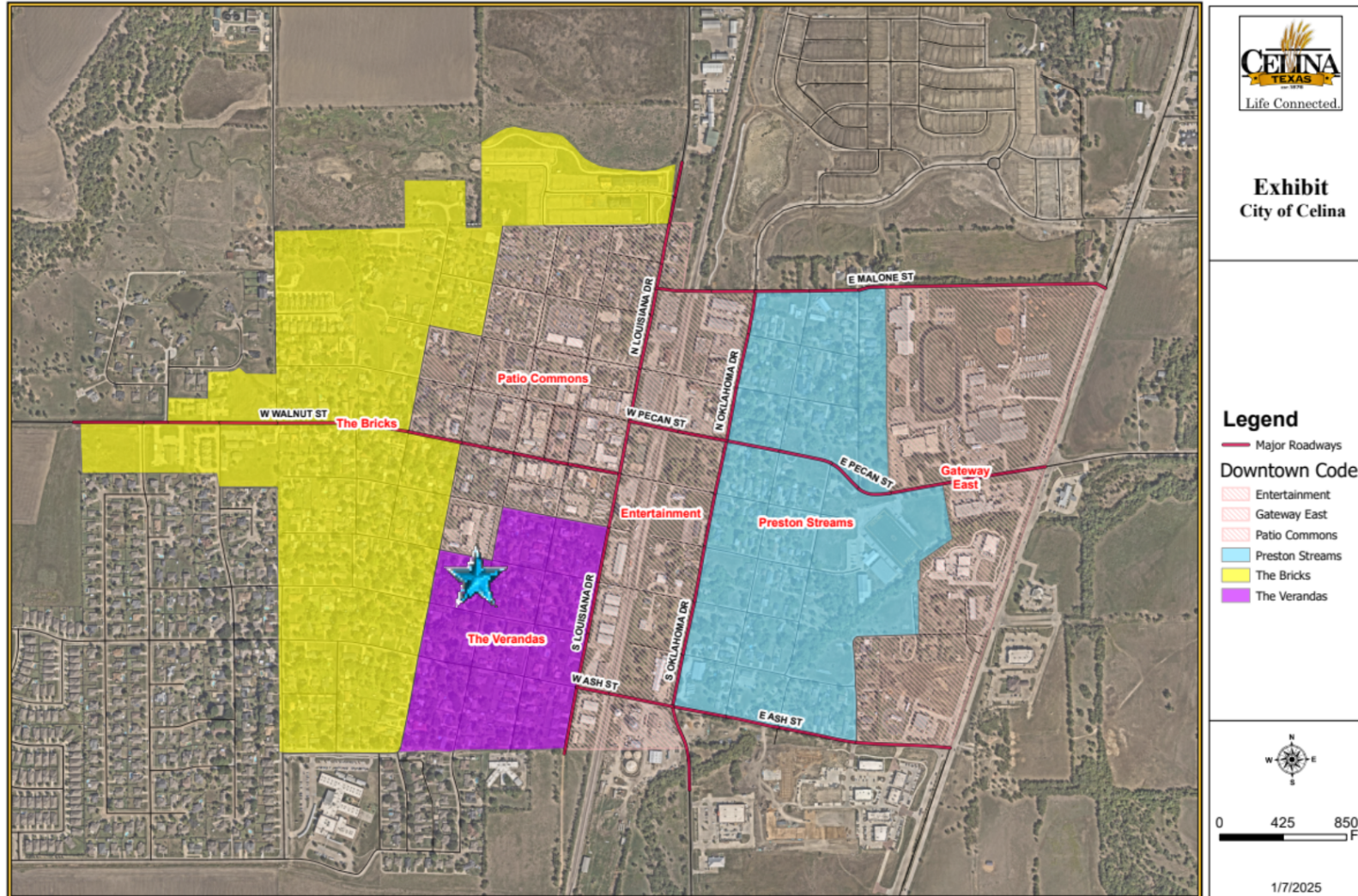
BACKGROUND

- The subject property is approximately 0.67 acres, located within the City Limits
- The property is currently zoned Downtown Code, Verandas District
- The applicant desires to operate a professional office

ZONING OVERVIEW

- The Downtown Code requires Office/Medical land uses to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in the Verandas District when not fronting a Major Corridor

MAJOR CORRIDOR MAP



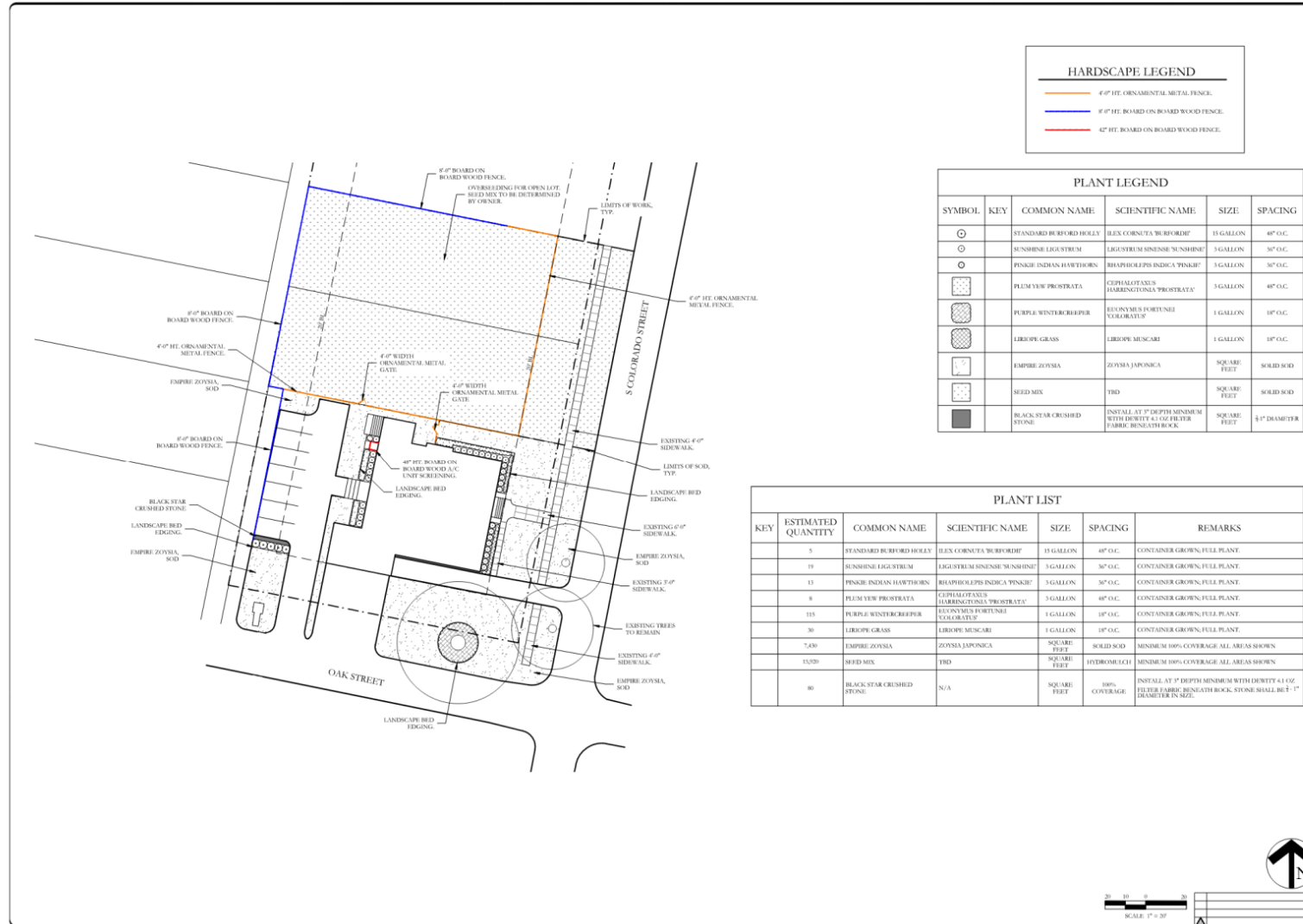
SUP OVERVIEW

- The purpose of the SUP requirement is to determine the appropriateness of a proposal
- The City has broad discretionary approval of the requested SUP

HOME CONVERSIONS

- Required to maintain the residential character of the property
- Required to maintain faux-historic architecture (when possible)
- Parking is prohibited between the home and the street, and must be visually mitigated
- Monument signs are prohibited (wall signage would be allowed)
- Screening required per Downtown Code

CONCEPT PLAN



JOHNSON TURF, INC. LANDSCAPE/CONSTRUCTION

309 S COLORADO STREET CITY OF CELINA COLLIN COUNTY, TEXAS

LANDSCAPE PLAN

SCALE: 1" = 20'

0' 10' 20'

POLICY CONSIDERATIONS

- The applicant proposes to preserve the residential character of the home
- The Downtown Master Plan envisioned homes tastefully converting into offices when appropriate

RECOMMENDATION

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



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Victoria Kiker, Principal Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: February 19, 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

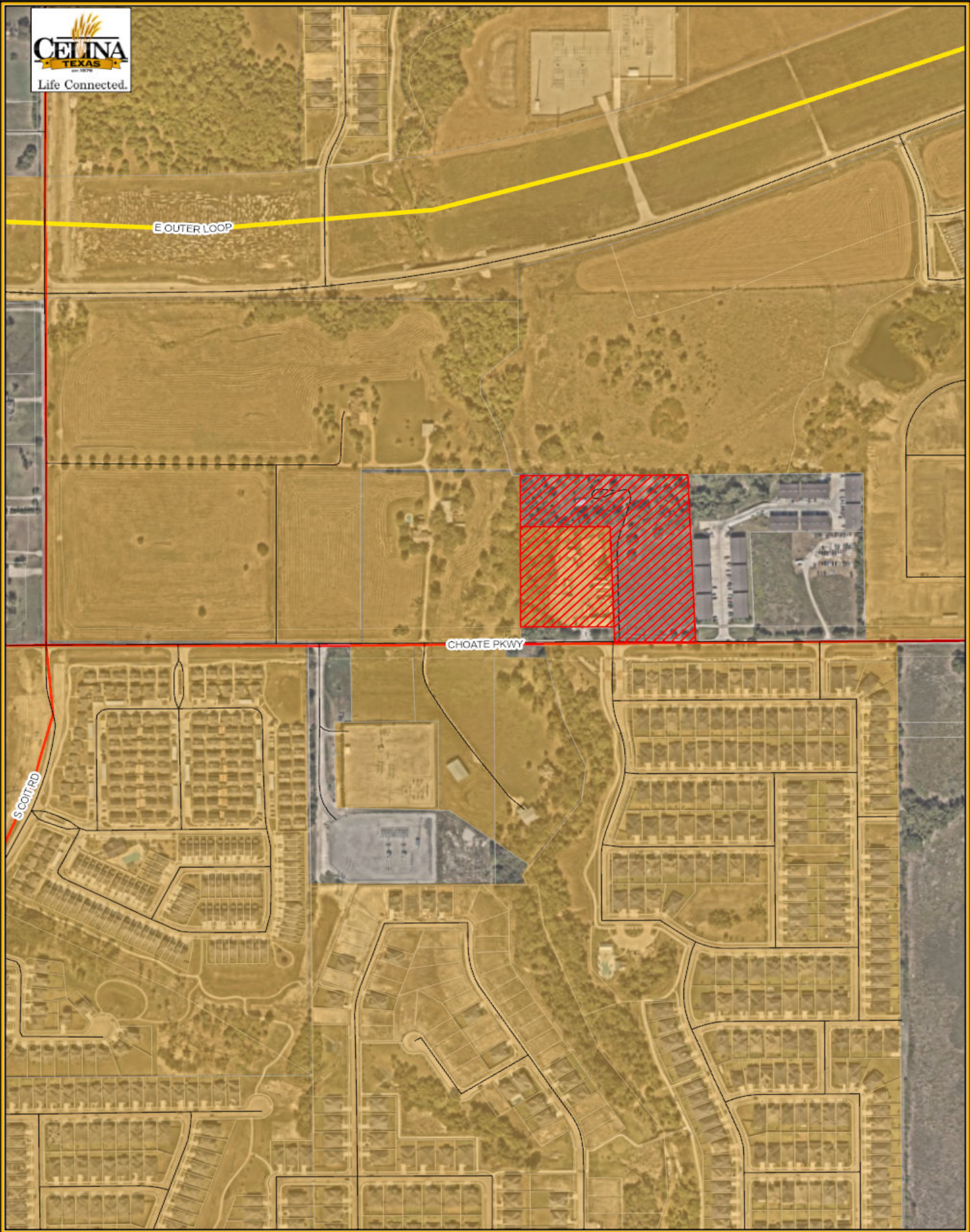
Supporting Documents:

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





Financial Consideration:

Staff Recommendation:

Staff recommends approval as presented.

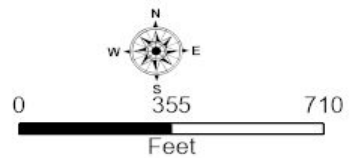


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

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

12/29/2025



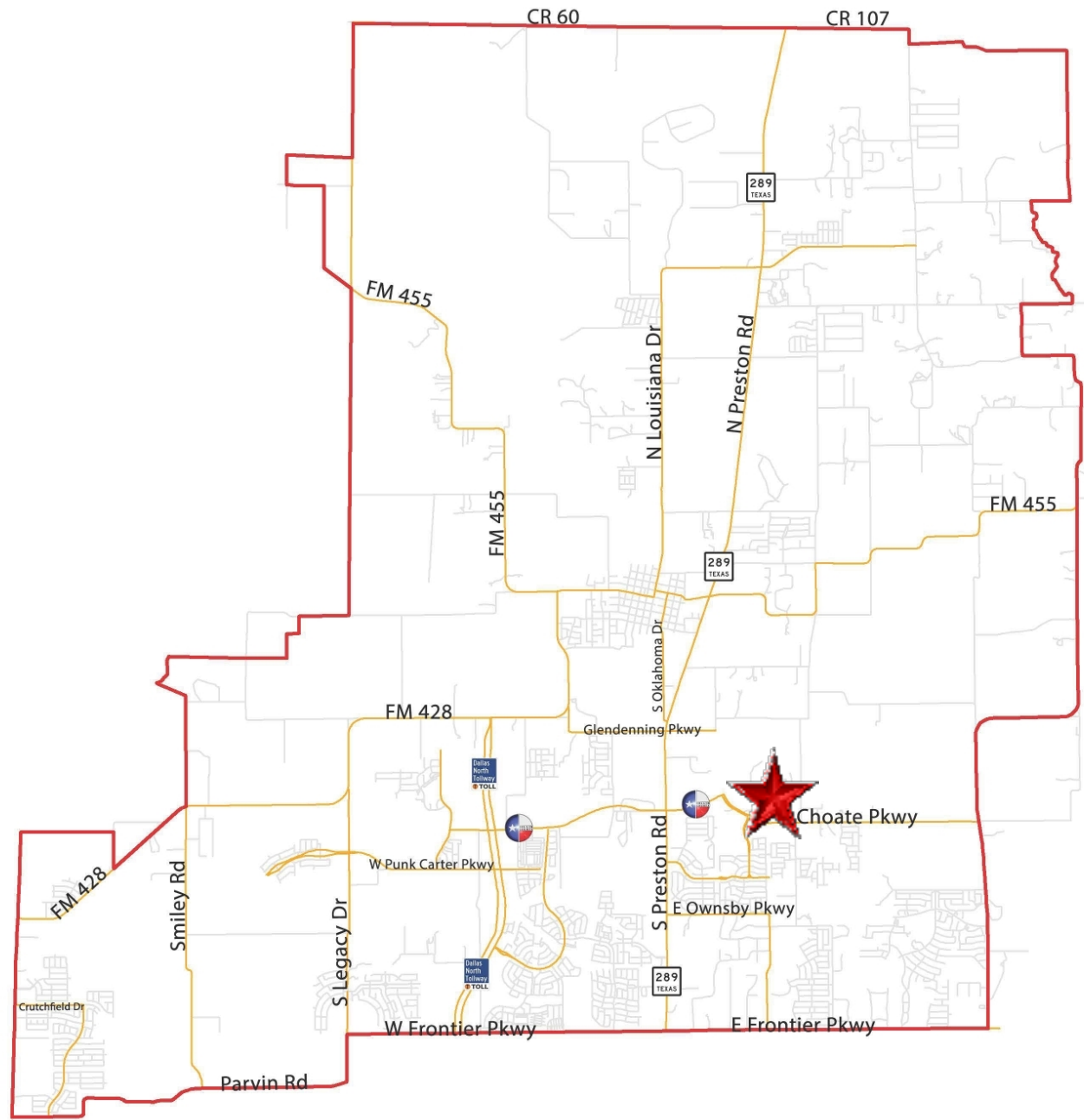
CREEKWAY SHOPS

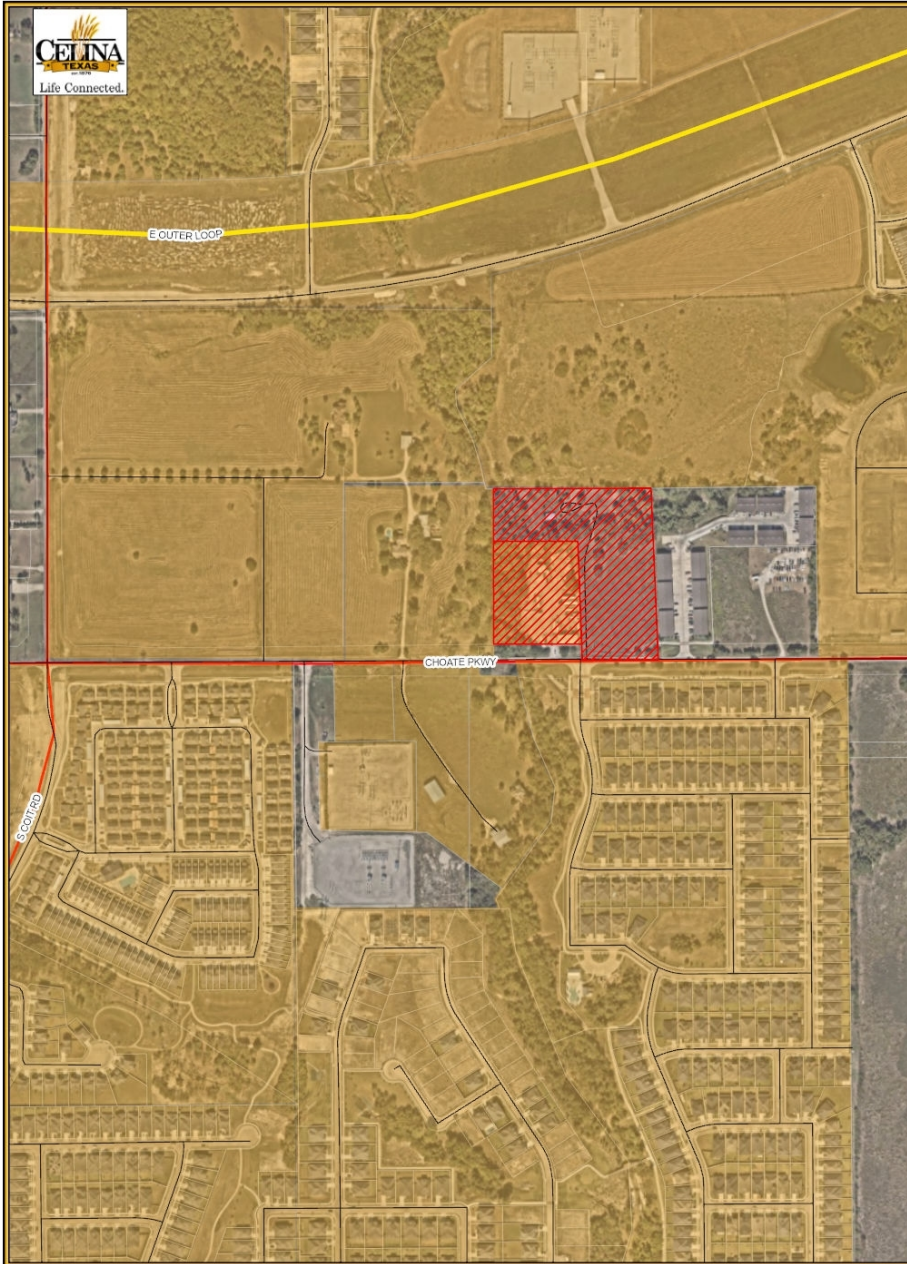
Development Agreement

Planning & Zoning Commission

February 19, 2026







LOCATION MAP

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

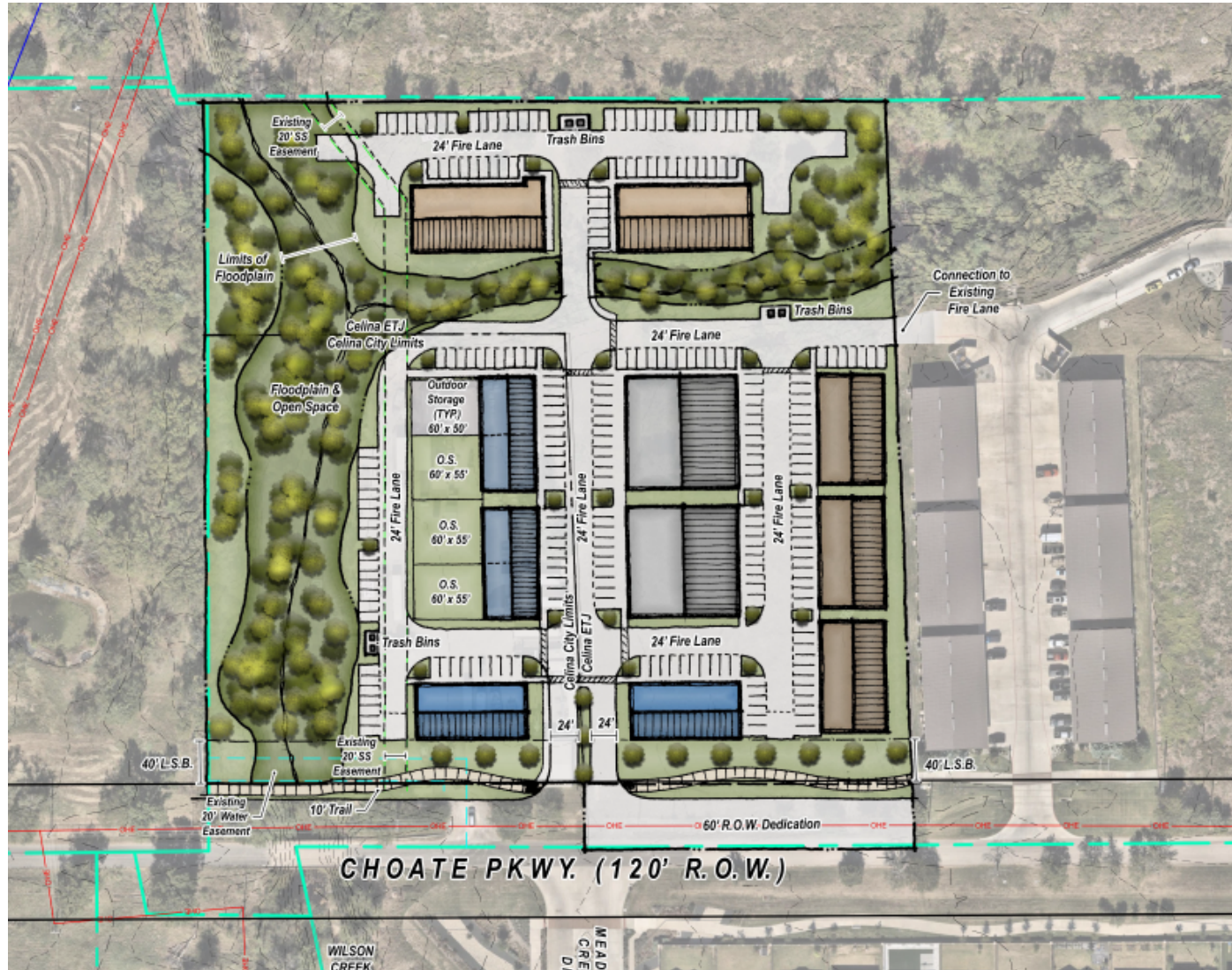
BACKGROUND

- 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, with Agricultural (AG) zoning
- 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, zone to a governing PD, and redevelop the site

CONCEPT PLAN



OVERVIEW

- The existing land use operations shall be abandoned generally at time of development
- Buildings adjacent to Choate Parkway will develop as traditional retail buildings, unless the entire site develops as self-storage
- The development in the rear of the property may include contractor shops or self-storage
- The contractor shops shall be fully clad in Category A masonry material (brick/stone)
- Outdoor storage as part of the contractor shops, is permitted, if screened according to the Zoning Ordinance (8' tall masonry wall) and on the interior

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 interior development would be visually screened by the retail buildings or masonry wall, Wilson Creek 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
- Redevelopment of the subject property within City Limits is an improvement over existing conditions

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in March
- 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. Annexation and zoning will follow approval of the Development Agreement.
3. Unless meeting the new use and development standards proposed herein, the electrical equipment parking/storage and semi-truck parking uses shall cease the later of (1) the Certificate of Occupancy for a new building constructed on the Subject Property, (2) the removal of the metal building, or (3) within 90 days of the approval of a Planned Development zoning district for the Subject Property consistent with the terms of this agreement. Further, the landscaping uses may continue to be used on the Subject Property. Once a contractors shop is built in the interior of the property, the landscaping shall be relocated into the contractors shop building with outdoor storage allowed per 4.a, below. Any non-conforming uses not listed herein would cease within 90 days of the approval of a Planned Development zoning district for the Subject Property consistent with the terms of this agreement.
4. The buildings adjacent to Choate Parkway shall develop consistent with the allowed uses and standards as allowed in the Commercial, Office, & Retail District (C) zoning and this PD, including Mini-Warehouse/Self-Storage, except such buildings shall not have outdoor storage or Contractor Shops.
5. 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, warehouses, and landscaping suppliers, including outdoor storage if associated with a contractor shop building and screened per the Zoning Ordinance, generally with an 8' tall masonry wall.
 - b. Commercial Amusement, Outdoor and Indoor
 - c. Mini-Warehouse/Self-Storage
 - 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.
6. No perimeter tree planting is required, except for perimeter landscaping and sidewalk along Choate Parkway. Trees within the landscape and sidewalk easement adjacent to Choate Parkway shall be evergreen.
7. The building exteriors shall be fully clad in Category A masonry material. Buildings may have roll up doors, but the roll up doors may not face Choate Parkway.
8. The driveway shall line up with the existing roadway across Choate Parkway and shall include a median. Fire lane to connect to property to the east where the FAUE easement shown on the Celina Commercial minor plat extends to the Subject Property.
9. No multifamily allowed as shall be provided by deed restrictions for 1828 Choate Parkway (Parcel ID 2647903).