



Life Connected.

AGENDA
PLANNING & ZONING COMMISSION REGULAR
MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, APRIL 16, 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 United States and Texas flags.

II. **OPEN FORUM:**
Open Forum is for information only. If you wish to speak, please sign one of the “Speaker Cards” and present to the Staff Liaison prior to the beginning of the meeting. **Speakers are limited to three (3) minutes.** No action can be taken. No charges and/or complaints will be heard against any elected official or employee of the city that are prohibited by law.

Please note Anyone wishing to furnish copies/handouts regarding their item of interest must provide nine (9) copies and present them to the Staff Liaison for distribution.

III. **WORKSESSION:** The Planning & Zoning Commission will hold a Worksession to receive the Director’s report, discuss future agenda items, update on Council actions, training topics, and request for new business consideration. The meeting is open to the public.

Reconvene to the Council Chambers.

IV. **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 March 26, 2026, Planning & Zoning Commission meeting.

- 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 Assembly, Other use on an approximately .24 acre portion of an overall 4 acre tract; generally located approximately 890 feet north of Frontier Parkway and 850 feet east of Preston Road, within the City Limits. (Preston Corner Lot 8 – Building 3 Event Center – Specific Use Permit)
 - B. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a Child Care Center, Primary use on approximately 2 acres; generally located approximately 500 feet north of Glendenning Parkway and 450 feet east of Preston Road, within the City Limits. (Child Care Center (Preston Glendenning) – Specific Use Permit)

VI. **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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MINUTES
PLANNING & ZONING COMMISSION REGULAR
MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, MARCH 26, 2026
5:00 PM

I. **CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:** Chair Bain called the meeting to order at 5:02 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 Poche
Commissioner Alan Upchurch
Commissioner Daniel Trigo
Commissioner Jason Laumer
Commissioner Ryan Samuelson

Members Absent:

Commissioner Dawson

Staff Present:

Executive Director of Development Services,
Dusty McAfee
Assistant Director of Development Services,
Madhuri Mohan
Assistant Director of Engineering,
Catherine Oduro
Long Range Planning Manager,
Melissa Kleineck
Planning Manager, Craig Fisher
Principal Planner, Victoria Kiker Simpson
Principal Planner, Sandra Green
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 seven (7) copies and present them to the Staff Liaison for distribution.

No one came forward to speak.

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. City Secretary’s Office Update on Swagit Videos

Jeovanna Rubio, Assistant City Secretary, presented the update on Swagit Videos and indicated the electronic voting and recording of meetings would start in May.

Reconvene to the Council Chambers.

IV. PRESENTATIONS:

A. Discussion regarding the Screening Ordinance update
Melissa Kleineck, Long Range Planning Manager, presented the Screening Ordinance update.

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 February 19, 2026, Planning & Zoning Commission meeting.

Upon a motion by Vice Chair Poche and a second by Commissioner Upchurch, the Commission voted six (6) for and none (0) opposed to approve the minutes of the February 19th Planning & Zoning Commission meeting. The motion carried 6-0.

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 Auto, Gas Pumps/Fuel use on approximately 2 acres; generally located at the northeast corner of Frontier Parkway and Preston Road, within the City Limits. (Murphy USA – Specific Use Permit)

Sandra Green, Principal Planner, presented the staff report.

Chair Bain opened the public hearing at 5:32 p.m.

No one came forward to speak.

Chair Bain closed the public hearing at 5:32 p.m.

Upon a motion by Chair Bain, and a second by Commissioner Upchurch, the Commission voted five (5) for and one (1) opposed to approve the item. The motion carried 5-1. Commissioner Samuelson opposed.

B. Conduct a public hearing to consider and act upon a request to zone approximately 8 acres to a Planned Development (PD) with Commercial, Office, and Retail District (C) base zoning, and modified development standards; generally located west of FM 455 (future Legacy Drive) and approximately 650 feet north of future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Yellow Door Storage – PD Zoning)

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

Chair Bain opened the public hearing at 5:37 p.m.

Mr. Leonard Wright, 2401 Woodhall Drive, Celina, Texas 75009, had concerns about lighting, height of building overlooking residents' backyards, and asked if it was possible to offset the property more than 40'.

Jessie Bullard, architect for the project, explained there would be a 40' landscape buffer from the residences and the building would only be one story.

Chair Bain closed the public hearing at 5:41 p.m.

Upon a motion by Commissioner Laumer and a second by Commissioner Samuelson, the Commission voted six (6) for and none (0) opposed to approve the item. The motion carried 6-0.

C. Conduct a public hearing to consider and act upon a request to amend an approximate 28 acre portion of Planned Development (PD) No. 122 with modified development standards; generally located at the southwest corner of Louisiana Drive and future J Fred Smith Parkway, within the City Limits. (Uptown Commerce Center – PD Amendment)

Mrs. Simpson presented the staff report.
 Chair Bain opened the public hearing at 5:48 p.m.
 No one came forward to speak.
 Chair Bain closed the public hearing at 5:50 p.m.
 Commissioner Laumer asked how many units or acres of multifamily were eliminated, and if it only affected this tract or the entirety of Uptown.
 Dusty McAfee, Executive Director of Development Services, stated staff would have to reread the Planned Development Ordinance, but that multifamily would be eliminated from this tract.

Upon a motion by Commissioner Poche, and a second by Commissioner Laumer, the Commission voted six (6) for and none (0) opposed to approve the item. The motion carried 6-0.

- D. Conduct a public hearing to consider and act upon a request for an amendment to Ordinance 2025-02 amending the City's Master Thoroughfare Plan and Map for a portion of Clear Creek Parkway and a portion of Florida Drive. (Master Thoroughfare Plan Amendment)

Catherine Oduro, Assistant Director of Engineering, presented the staff report.
 Chair Bain opened the public hearing at 5:54 p.m.
 No one came forward to speak.
 Chair Bain closed the public hearing at 5:54 p.m.
 Commissioner Laumer asked if there was a Clear Creek Development Agreement.
 Ms. Oduro stated there was not.

Upon a motion by Chair Bain, and a second by Commissioner Trigo, the Commission voted six (6) for and none (0) opposed to approve the item. The motion carried 6-0.

VII. ADJOURNMENT:

Chair Bain adjourned the meeting at 5:56 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: April 16, 2026
Re: Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for an Assembly, Other use on an approximately .24 acre portion of an overall 4 acre tract; generally located approximately 890 feet north of Frontier Parkway and 850 feet east of Preston Road, within the City Limits. (Preston Corner Lot 8 (Building 3) Event Center – 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 Assembly, Other use on an approximately .24 acre portion of an overall 4 acre tract; generally located approximately 890 feet north of Frontier Parkway and 850 feet east of Preston Road, within the City Limits. (Preston Corner Lot 8 – Building 3 Event Center – Specific Use Permit)

Background Information:

The subject property is approximately 0.24 acres (Building 3) and part of an overall 4 acre tract, located within the City Limits. The entire property is currently zoned Commercial, Office, and Retail District (C), and the applicant desires to operate an event center. The surrounding buildings that are part of the overall tract are proposed to be retail. The Zoning Ordinance requires an Assembly Use, Other, to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in the base Commercial zoning district and Preston Road Overlay (PRO). 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

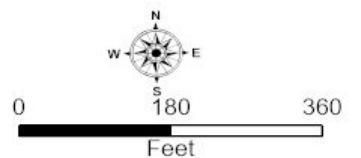


Legend

- City Limits
- Roads
- Parcels
- Subject Property

**26-SUP-02 - Celina Crossing
(Lot 8 - Bldg 3)
Location Map**

3/26/2026

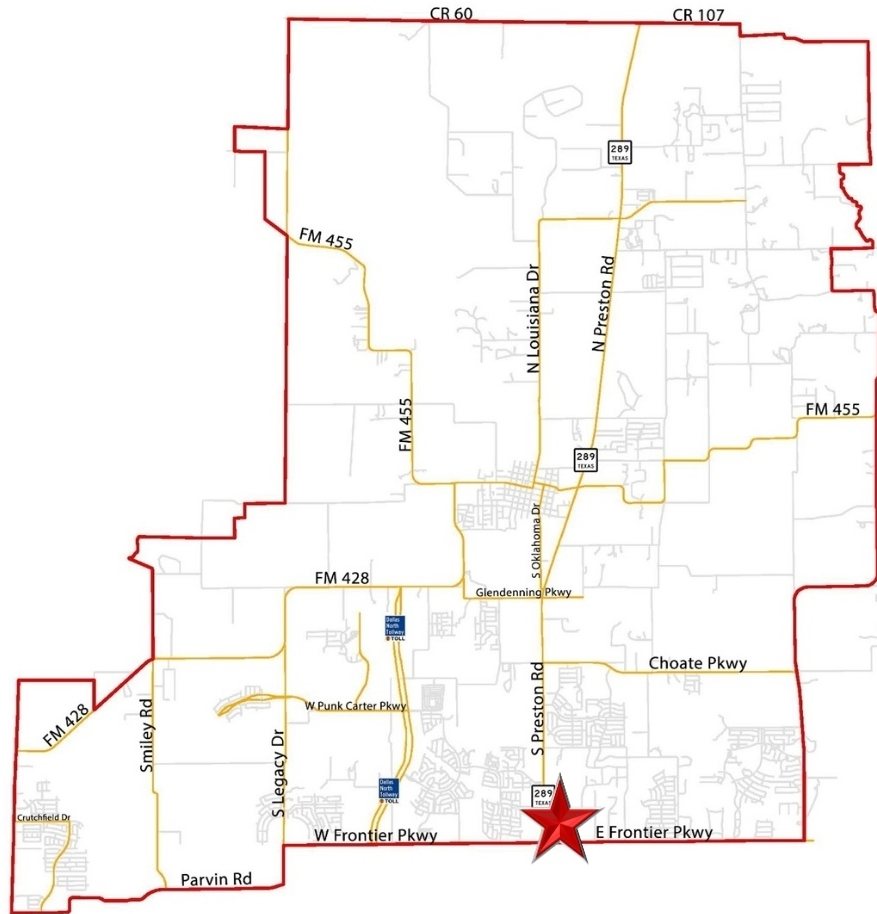




Preston Corner Lot 8 (Building 3)

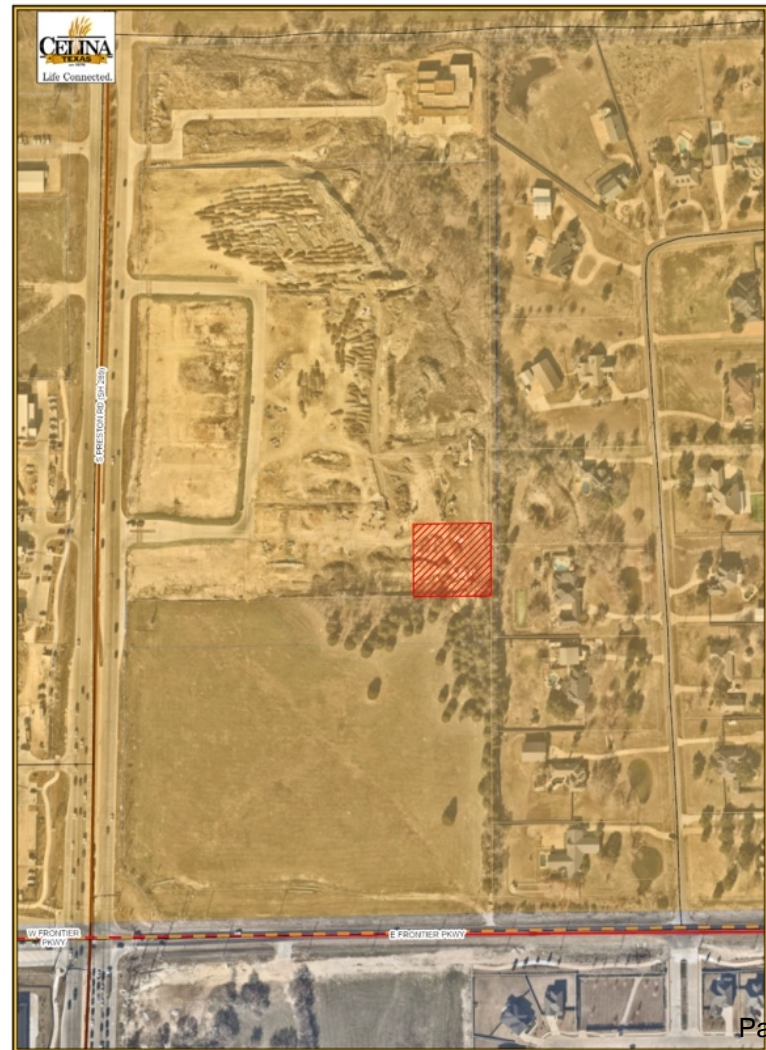
Specific Use Permit

Planning & Zoning Commission
April 16, 2026



Location Map

The subject property is generally located at the northeast corner of Frontier Parkway and Preston Road



BACKGROUND

- The subject property is approximately 0.24 acres (Building 3) and part of an overall 4 acre tract, located within the City Limits
- The entire property is currently zoned Commercial, Office, and Retail District
- The applicant desires to operate an event center
- The surrounding buildings that are part of the overall tract are proposed retail

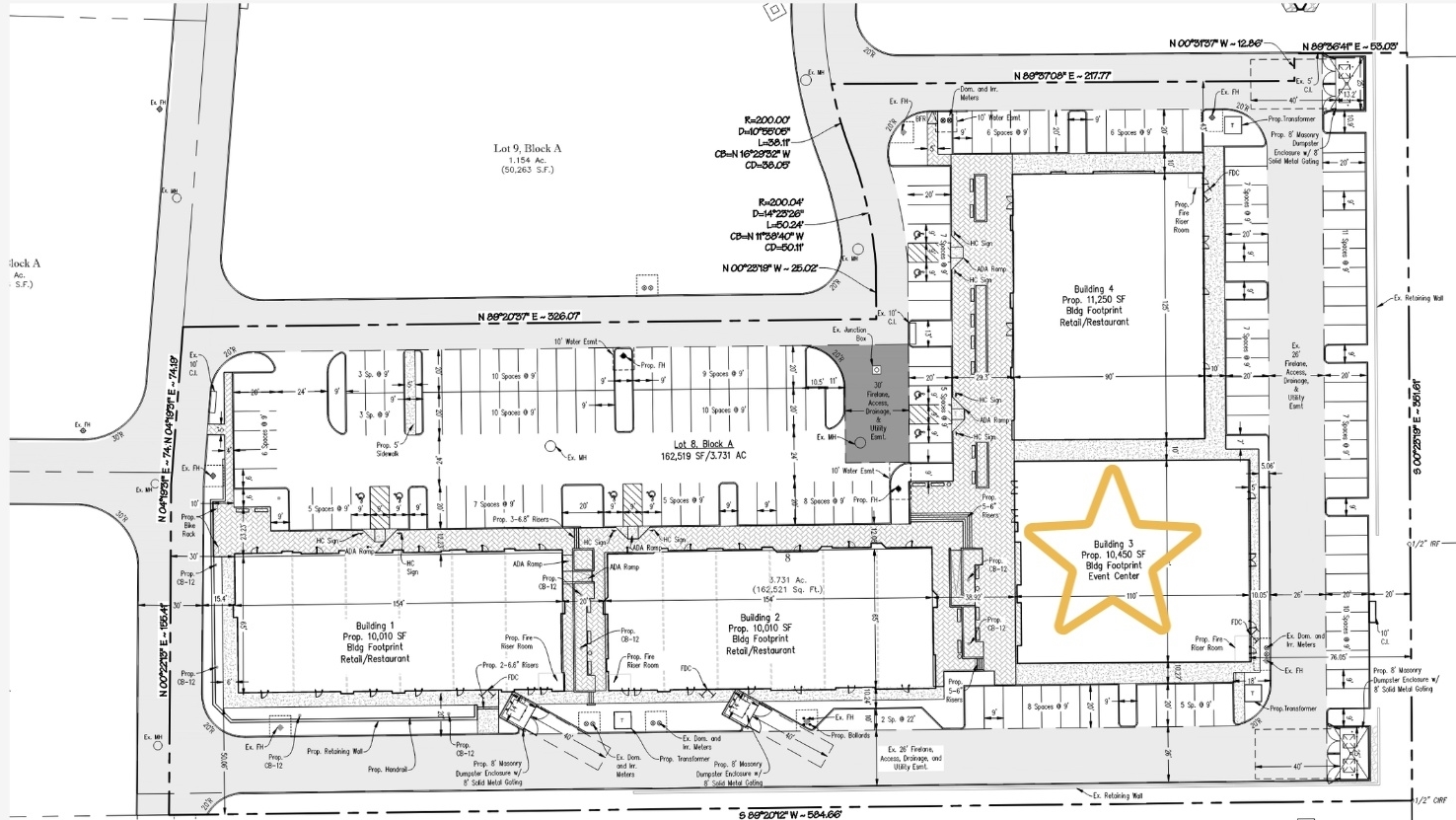
ENTITLEMENT OVERVIEW

- The Zoning Ordinance requires an Assembly Use, Other, to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in the base Commercial zoning district and Preston Road Overlay (PRO)
- Assembly Uses, Other is defined as, "a building or structure for the gathering together of persons for purposes of civic, social, or educational functions, including but not limited to event centers, convention centers, fraternal lodges, Elks, Masons, labor unions, and other meeting places of like-minded people for a particular function"

SUP OVERVIEW

- A 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

SITE PLAN



OVERALL SITE PLAN



POLICY CONSIDERATIONS

- The subject property's base zoning is Commercial, Office, and Retail District
- The proposed project is at the back of the property and not replacing a prime retail spot
- Event centers of this nature are common in commercial areas and do not always require an SUP from the governing city

RECOMMENDATION

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



Thank You!



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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: April 16, 2026
Re: Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a Child Care Center, Primary use on approximately 2 acres; generally located approximately 500 feet north of Glendenning Parkway and 450 feet east of Preston Road, within the City Limits. (Child Care Center (Preston Glendenning) – 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 a Child Care Center, Primary use on approximately 2 acres; generally located approximately 500 feet north of Glendenning Parkway and 450 feet east of Preston Road, within the City Limits. (Child Care Center (Preston Glendenning) – Specific Use Permit)

Background Information:

The subject property is approximately 2 acres, and generally located approximately 500 feet north of Glendenning Parkway and 450 feet east of Preston Road. The property is currently within City Limits and is entitled with existing zoning from 2022 for Commercial, Office, and Retail (C) zoning. The applicant desires to operate a Child Care Center. The Zoning Ordinance requires a Child Care Center (Primary Use) to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in the base Commercial zoning district and the Preston Road Overlay (PRO). 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.

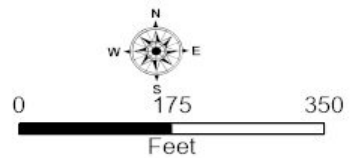


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**26-SUP-03 - Child Care Center
(Preston Glendenning)
Location Map**

3/23/2026



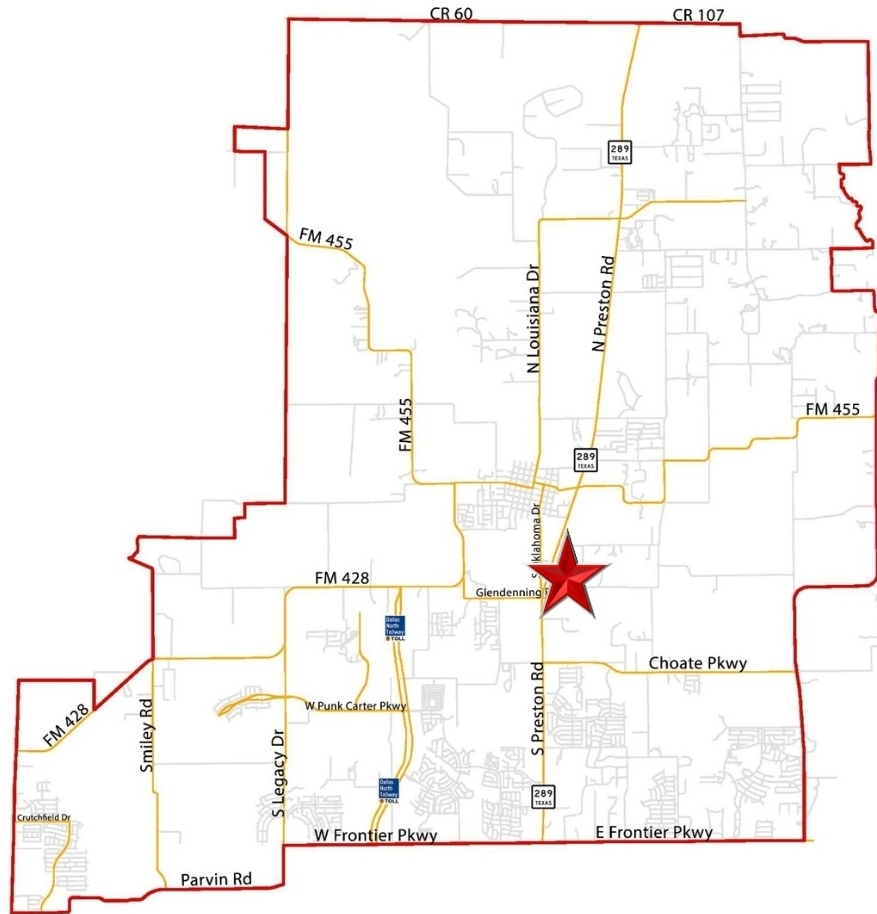


Child Care Center (Preston Glendenning)

Specific Use Permit

Planning & Zoning Commission

April 16, 2026



Location Map

The subject property is generally located approximately 500 feet north of Glendenning Parkway and 450 feet east of Preston Road



BACKGROUND

- The subject property is approximately 2 acres
- The property is currently within City Limits and has existing zoning from 2022 that allows for Commercial, Office, and Retail
- The applicant desires to operate a daycare

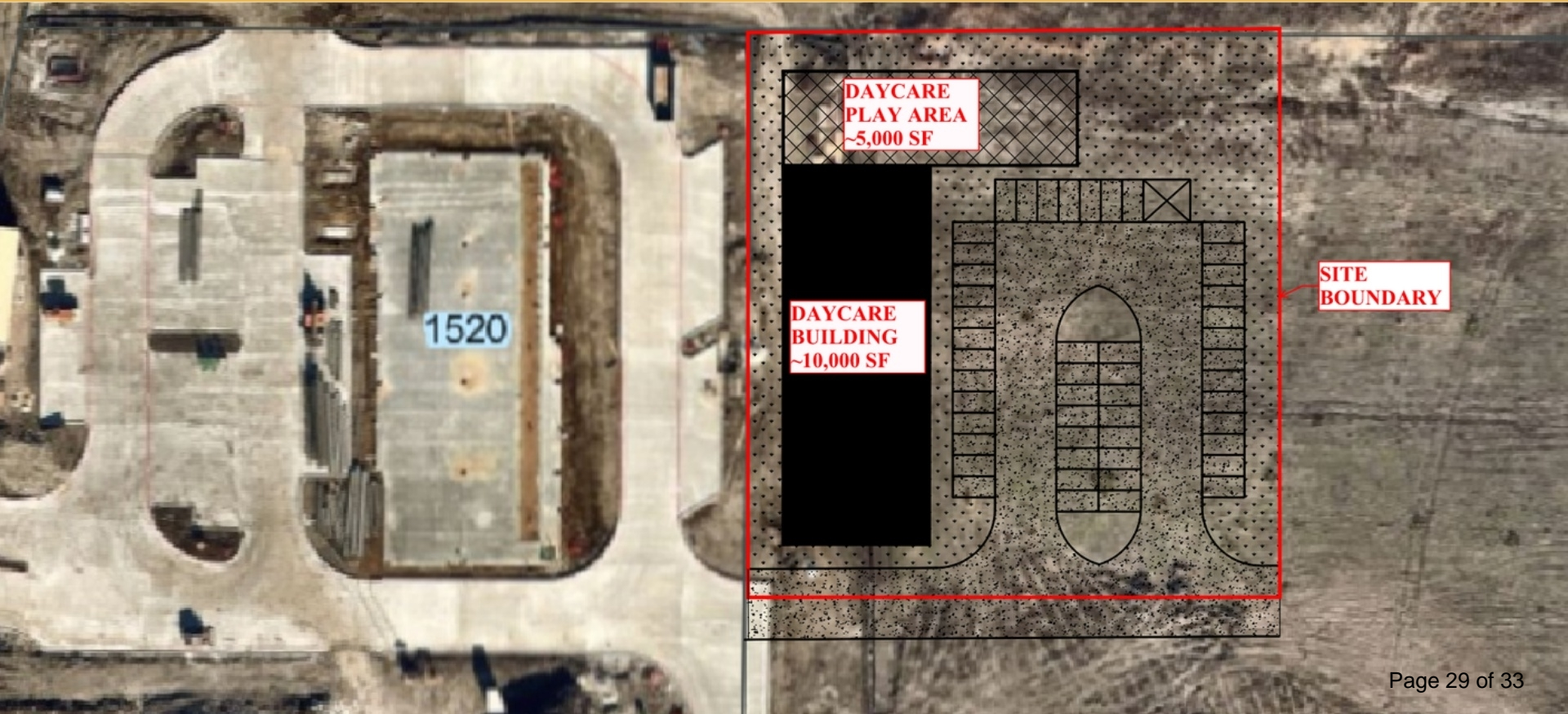
ENTITLEMENT OVERVIEW

- The Zoning Ordinance requires a Child Care Center, Primary Use, to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in the Preston Road Overlay (PRO)
- The Zoning Ordinance does not require an SUP for childcare centers in the Commercial zoning district

SUP OVERVIEW

- A 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

CONCEPT PLAN



CONCEPTUAL RENDERINGS



A Front Elevation- (East)
A1 Scale: 1/8" = 1'-0"



B Rear Elevation- (West)
A1 Scale: 1/8" = 1'-0"

POLICY CONSIDERATIONS

- The subject property's base zoning is Commercial
- The zoning request is in conformance with the Future Land Use Plan (FLUP)
- Modern design standards ensure an attractive project
- The proposed location is an interior pad site and not on a frontage pad site

RECOMMENDATION

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



Thank You!