



Life Connected.

AGENDA
PLANNING & ZONING COMMISSION REGULAR
MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, AUGUST 20, 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. PRESENTATIONS:**
- A. Annual CIP Presentation
- 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 July 23, 2026, Planning & Zoning Commission meeting.
- VI. PUBLIC HEARING/ACTION:**
- A. Conduct a public hearing to consider and act upon a request to zone approximately 6 acres to Collin County Outer Loop Overlay District (CCOLO) zoning; generally located approximately 800 feet north of the Outer Loop and west of Coit Road, within the Extraterritorial Jurisdiction (ETJ). (1901 S Coit - Zoning)
- B. Conduct a public hearing to consider and act upon a request to rezone approximately 4 acres to Commercial, Office, & Retail District (C) zoning; generally located east of Preston Road and approximately 800 feet south of Sunset Boulevard, within City Limits. (S Preston Retail - Rezoning)
- 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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MINUTES
PLANNING & ZONING COMMISSION SPECIAL
CALLED MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, JULY 23, 2026
5:00 PM

I. **CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:**

Chair Bain called the meeting to order at 5:00 PM, and led those present in a salute to the United States and Texas flags.

Members Present:

Chair Shawn Bain
Vice Chair Bryan Poche
Commissioner Daniel Trigo
Commissioner Jason Laumer
Commissioner Alan Upchurch

Members Absent:

Commissioner Ryan Samuelson

Staff Present:

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, Sandra Green
Senior Planner, Haley Yansky

II. **OPEN FORUM:**

No one wished to speak during Open Forum.

III. **WORKSESSION:**

No items were presented.

IV. **CONSENT AGENDA:**

- A. Minutes Approval:
1. Minutes from the June 18th, 2026, Planning & Zoning Commission meeting.

Upon a motion by Vice Chair Poche and a second by Chair Bain, the Commission voted five (5) for and none (0) opposed to approve the minutes of the June 18th Planning & Zoning Commission meeting. The motion carried 5-0.

V. **PUBLIC HEARING/ACTION:**

- A. Conduct a public hearing to consider and act upon a request to zone approximately 10 acres to Community Facilities (CF) zoning district; generally located approximately 900

feet east of future Coit Road and 600 feet south of CR 101, within the Extraterritorial Jurisdiction (ETJ). (Janet H. Calvert ES #8 Ramble Cisd - Zoning)

Craig Fisher, Planning Manager, presented the staff report.

Chair Bain opened the Public Hearing at 5:17 PM.

No one wished to speak.

Chair Bain closed the Public Hearing at 5:17 PM.

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

- B. Conduct a public hearing to consider and act upon a request to zone approximately 528 acres to a Planned Development (PD) with Mixed Use (MU), Single-Family Residential Detached (SF-R), and Commercial (C) base zoning, and modified development standards; generally located east of Celina Parkway and approximately 3,275 feet north of GA Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Robinson – PD Zoning)

Mr. Fisher presented the staff report.

Chair Bain opened the Public Hearing at 5:21 PM.

Two residents from the North Sky neighborhood expressed concerns and asked questions regarding the development.

Chair Bain closed the Public Hearing at 5:25 PM.

Upon a motion by Commissioner Trigo and a second by Chair Bain, 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 to zone approximately 40 acres to a Planned Development (PD) with Single-Family Residential Detached (SF-R) base zoning, and modified development standards; generally located approximately 1100 feet east of Celina Parkway and south of CR 59, within the Extraterritorial Jurisdiction (ETJ). (Mesa Verde – PD Zoning)

Mr. Fisher presented the staff report.

Chair Bain opened the Public Hearing at 5:33 PM.

No one wished to speak.

Chair Bain closed the Public Hearing at 5:33 PM.

Upon a motion by Commissioner Upchurch 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 to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, Article 14.01: Administration, and related sections of the Zoning Ordinance. (Text Amendment)

Melissa Kleineck, Long Range Planning Manager, presented the staff report.

Chair Bain opened the Public Hearing at 5:36 PM.

No one wished to speak.

Chair Bain closed the Public Hearing at 5:37 PM.

Upon a motion by Vice Chair Poche and a second by Chair Bain, 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 the City's Code of Ordinances, by amending Chapter 14: Zoning, Article 14.04: Site Development Standards, Part Five: Lighting Standards, and related sections of the Zoning Ordinance. (Text Amendment)

Mrs. Kleineck presented the staff report.

Chair Bain opened the Public Hearing at 5:41 PM.

No one wished to speak.

Chair Bain closed the Public Hearing at 5:41 PM.

Upon a motion by Vice Chair Poche 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 5:42 PM.

Approved on the 20th day of August 2026.

Chair

Staff Liaison



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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: August 20, 2026
Re: Conduct a public hearing to consider and act upon a request to zone approximately 6 acres to Collin County Outer Loop Overlay District (CCOLO) zoning; generally located approximately 800 feet north of the Outer Loop and west of Coit Road, within the Extraterritorial Jurisdiction (ETJ). (1901 S Coit - Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 6 acres to Collin County Outer Loop Overlay District (CCOLO) zoning; generally located approximately 800 feet north of the Outer Loop and west of Coit Road, within the Extraterritorial Jurisdiction (ETJ). (1901 S Coit - Zoning)

Background Information:

The subject property is approximately 6 acres and is currently located within the City's Extraterritorial Jurisdiction (ETJ). The property is governed by a Pre-Annexation Agreement that expires in August 2035 and requires annexation and zoning prior to development. The applicant is requesting a base zoning of the Collin County Outer Loop Overlay (CCOLO) District, which is the appropriate zoning designation for properties located within the Outer Loop buffer. The associated annexation will bring approximately 6 acres into the City Limits and is consistent with the governing Pre-Annexation Agreement. There are no immediate plans to develop the property. Please refer to the attachments for additional information.

Legal Review:

N/A

Supporting Documents:

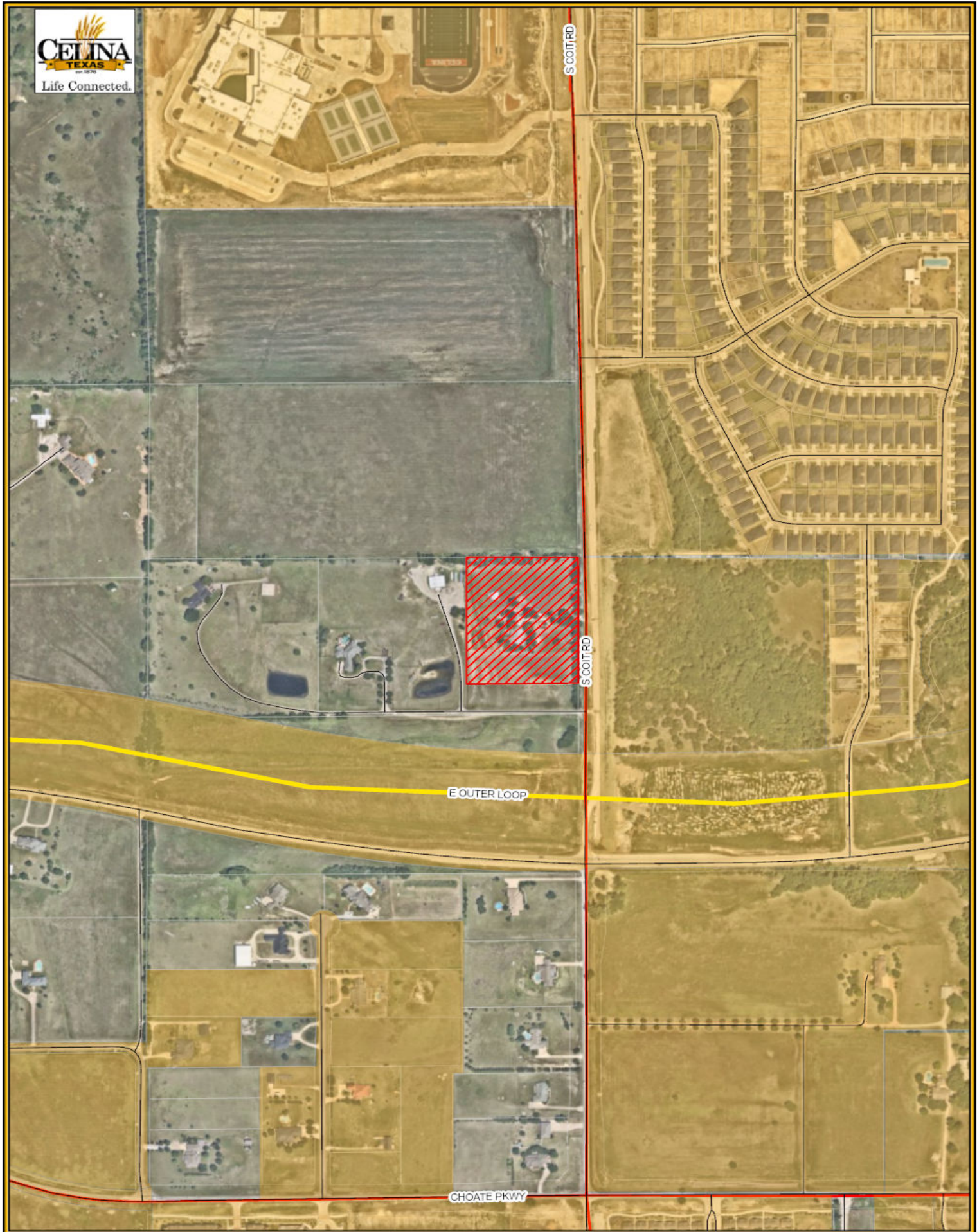
1. Location Map
2. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

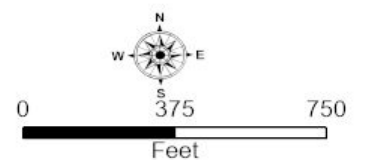


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

26-Z-07 1901 S Coit - Zoning Location Map City of Celina

7/20/2026



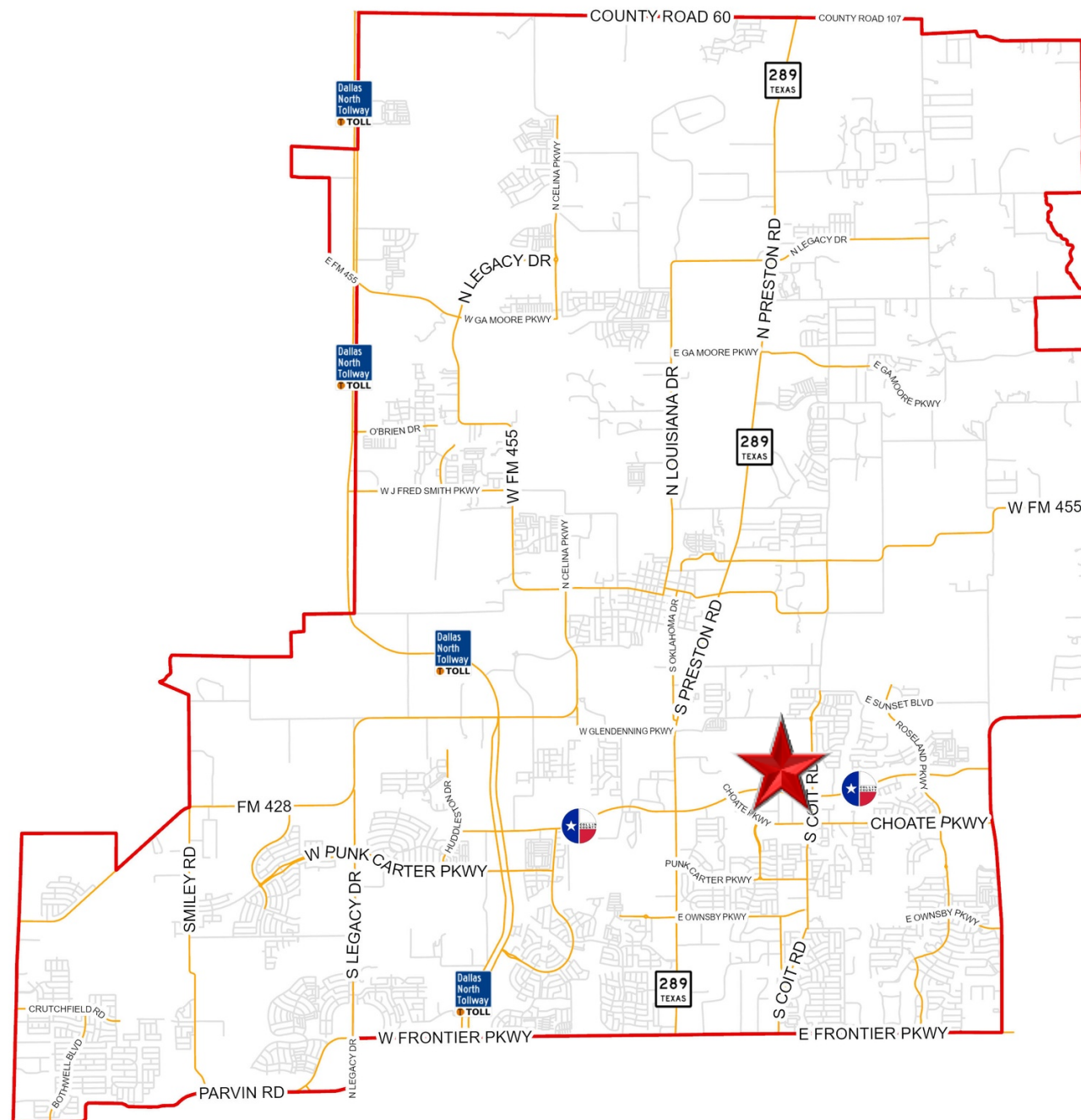


1901 S Coit

Zoning

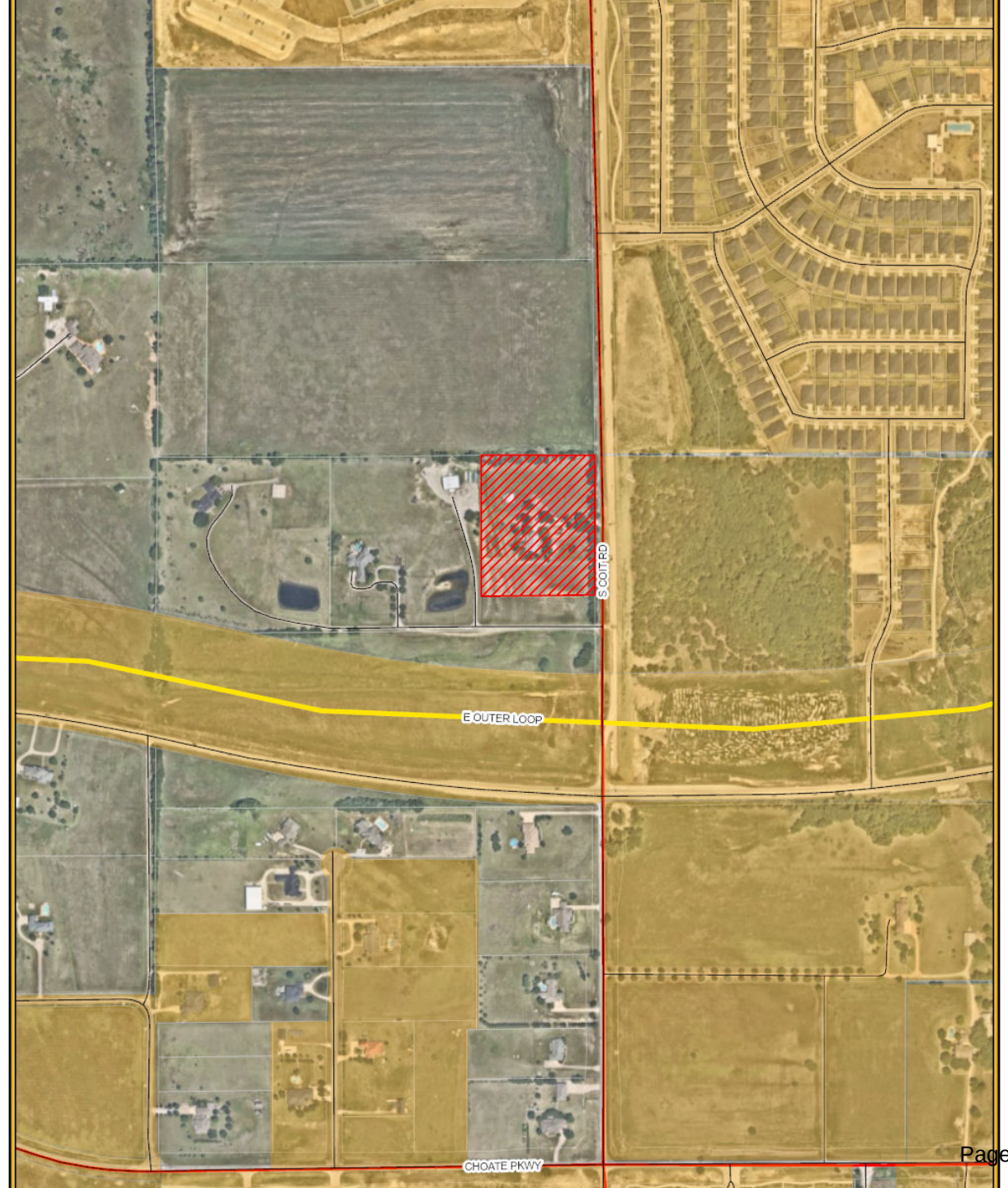
Planning & Zoning Commission

August 20, 2026



Location Map

The subject property is generally located approximately 800 feet north of the Outer Loop and west of Coit Road



BACKGROUND

- The subject property is approximately 6 acres and within the Extraterritorial Jurisdiction (ETJ)
- There is a pre-annexation agreement on the property that expires in August 2035
- The applicant is proposing a base zoning of Collin County Outer Loop Overlay District (CCOLO), which is the appropriate zoning district for properties located within the buffer

POLICY CONSIDERATIONS

- The associated annexation brings approximately 6 acres into the City Limits
- There are no immediate plans to develop the property
- The governing pre-annexation agreement requires annexation & zoning prior to development
- The CCOLO allows for a mix of retail, office, and commercial land uses, but does not allow for multi-family by right

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in September
- 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: August 20, 2026
Re: Conduct a public hearing to consider and act upon a request to rezone approximately 4 acres to Commercial, Office, & Retail District (C) zoning; generally located east of Preston Road and approximately 800 feet south of Sunset Boulevard, within City Limits. (S Preston Retail - Rezoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 4 acres to Commercial, Office, & Retail District (C) zoning; generally located east of Preston Road and approximately 800 feet south of Sunset Boulevard, within City Limits. (S Preston Retail - Rezoning)

Background Information:

The subject property is approximately 4 acres and was annexed into the City Limits in 2015. The property is currently zoned Agricultural District (AG). The applicant is requesting a base zoning of Commercial, Office, & Retail (C) District with the Preston Road Overlay (PRO). The proposed rezoning is consistent with the Future Land Use Plan, which supports commercial development along the Preston Road corridor. There are no immediate plans to develop the property. 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.

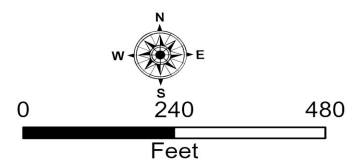


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**26-Z-08 S Preston Rd (Property ID
1584654) - Rezoning
Location Map
City of Celina**

7/21/2026

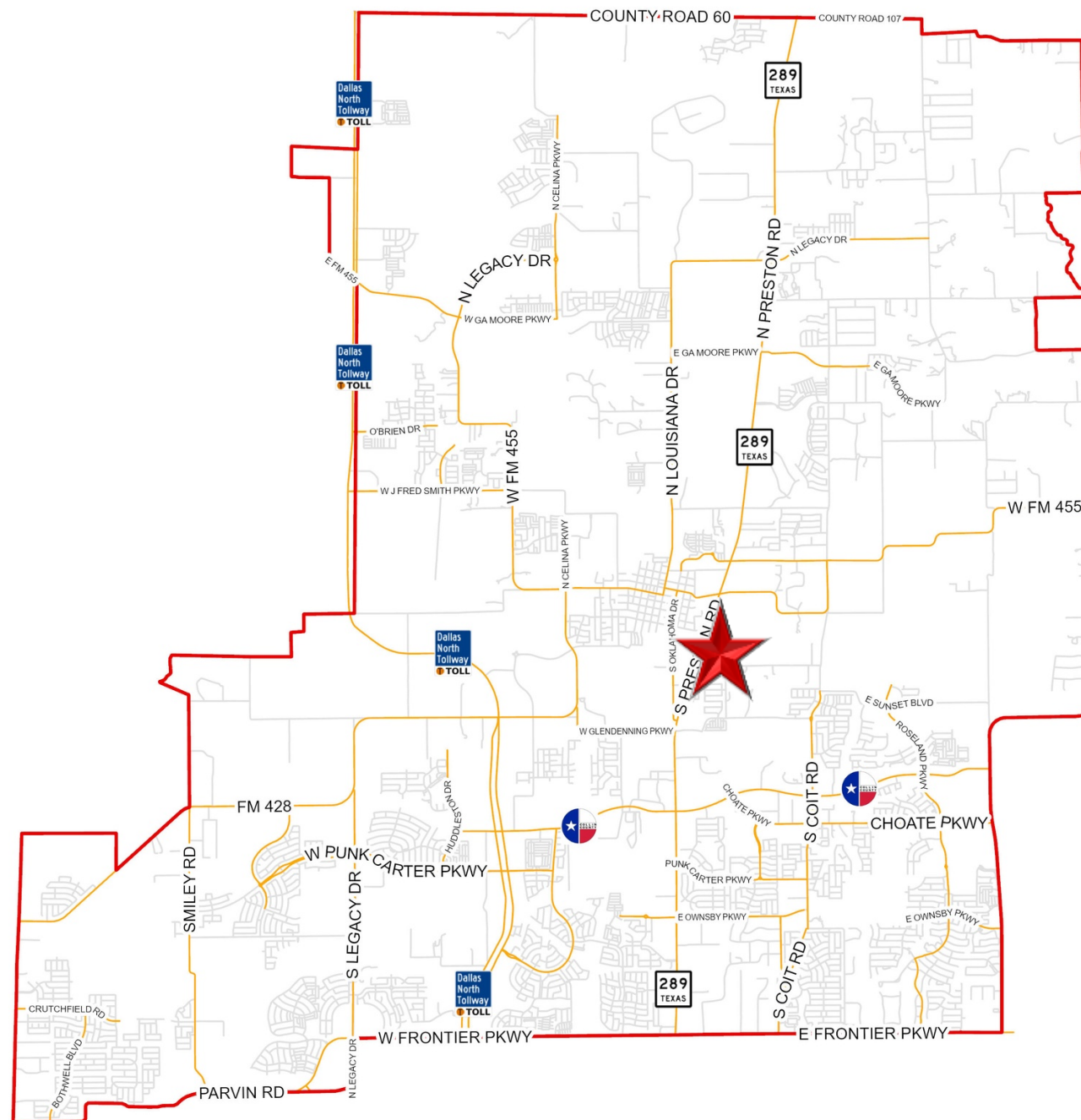




S Preston Retail (Property ID 1584654)

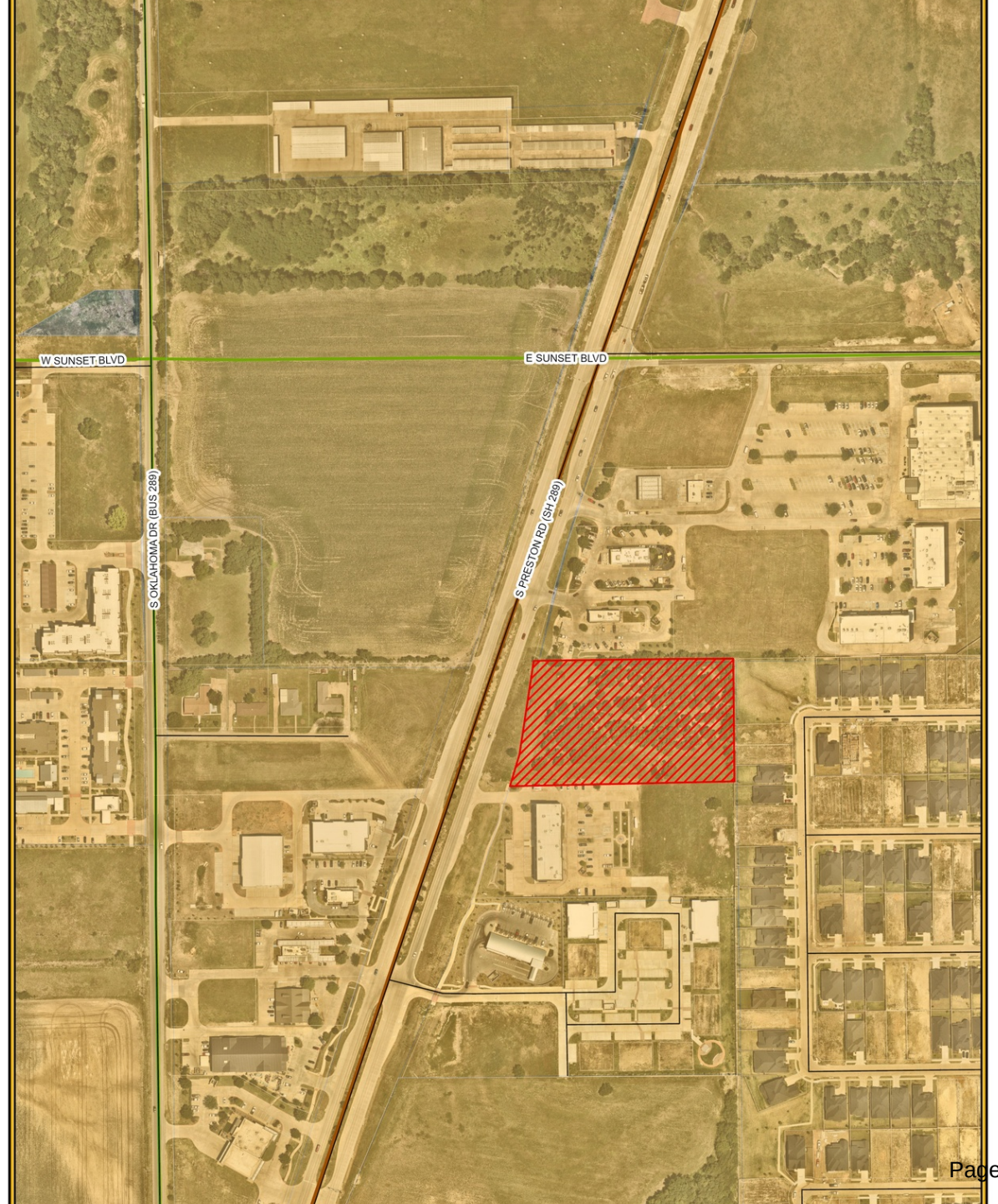
Rezoning

Planning & Zoning Commission
August 20, 2026



Location Map

The subject property is generally located east of Preston Road and approximately 800 feet south of Sunset Boulevard



BACKGROUND

- The subject property is approximately 4 acres and was annexed into City Limits in 2015, and is currently zoned Agriculture (AG)
- The applicant is proposing a base zoning of Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO)

POLICY CONSIDERATIONS

- The proposed rezoning request is in conformance with the Future Land Use Plan, which supports commercial development along the Preston corridor
- There are no immediate plans to develop the property

RECOMMENDATION

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



Thank You!