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AGENDA
PLANNING & ZONING COMMISSION REGULAR
MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, SEPTEMBER 17, 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 August 20, 2026, Planning & Zoning Commission meeting.

V. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon a request to rezone approximately 3 acres to a Planned Development (PD) with Commercial, Office, and Retail (C) district base zoning, and modified development standards; generally located east of KC Robinson Lane and approximately 700 feet south of Sunset Boulevard, within City Limits. (1010 KC Robinson - PD Zoning)
- B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 40 acres of land; generally located at the northeast corner of FM 455 and future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (Celina Stone Tract - Development Agreement)
- C. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 98 acres of land; generally located east of future Custer Road and approximately 1,800 feet north of future Ousley Boulevard, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Cordoba Estates - Development Agreement)
- 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 14.02: Zoning Districts, Part Four: Non-Residential Zoning Districts, Article 14.03: Use Regulations, Part One: Schedule of Uses, and related sections of the Zoning Ordinance, to amend agricultural regulations. (SB 785 Mobile Homes - Text Amendment)

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, AUGUST 20, 2026
5:00 PM

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

Chair Shawn Bain called the meeting to order at 5:06 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
Commissioner Ryan Samuelson

Members Absent:

None

Staff Present:

Director of Development Services, Dusty McAfee
Director of Engineering, Will Janney
Assistant Director of Development Services, Madhuri Mohan
Planning Manager, Craig Fisher
Principal Planner, Sandra Green
Principal Planner, Haley Yansky
Principal Planner, Victoria Kiker Simpson

II. **OPEN FORUM:**

No one wished to speak during Open Forum.

III. **WORKSESSION:**

No items were presented.

IV. **PRESENTATIONS:**

A. Annual CIP Presentation

Will Janney, Director of Engineering, presented the Annual CIP Presentation.

V. **CONSENT AGENDA:**

A. Minutes Approval:

1. Minutes from the July 23rd, 2026, Planning & Zoning Commission meeting.

Upon a motion by Vice Chair Poche and a second by Chair Bain, the Commission voted five (5) for, none (0) opposed, and Commissioner Samuelson (1) abstained, to approve the minutes of the July 23rd Planning & Zoning Commission meeting. The motion carried 5-0-1.

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)

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

Chair Bain opened the Public Hearing at 5:32 PM.

No one wished to speak.

Chair Bain closed the Public Hearing at 5:32 PM.

Upon a motion by Chair Bain 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.

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

Mrs. Kiker Simpson presented the staff report.

Chair Bain opened the Public Hearing at 5:35 PM.

One resident asked a question regarding potential screening for the property.

Chair Bain closed the Public Hearing at 5:39 PM.

Upon a motion by Vice Chair 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.

VII. ADJOURNMENT:

Chair Bain adjourned the meeting at 5:39 PM.

Approved on the 17th day of September 2026.

Chair

Staff Liaison



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Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Craig Fisher, Planning Manager
CC: Madhuri Mohan, Assistant Director of Development Services
Date: September 17, 2026
Re: Conduct a public hearing to consider and act upon a request to rezone approximately 3 acres to a Planned Development (PD) with Commercial, Office, and Retail (C) district base zoning, and modified development standards; generally located east of KC Robinson Lane and approximately 700 feet south of Sunset Boulevard, within City Limits. (1010 KC Robinson - PD Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 3 acres to a Planned Development (PD) with Commercial, Office, and Retail (C) district base zoning, and modified development standards; generally located east of KC Robinson Lane and approximately 700 feet south of Sunset Boulevard, within City Limits. (1010 KC Robinson - PD Zoning)

Background Information:

The subject property is approximately 3 acres, and generally located east of KC Robinson Lane and approximately 700 feet south of Sunset Boulevard. The property is currently within City Limits and zoned Agricultural District (AG). The applicant is proposing to zone the property to a Planned Development (PD) with Commercial, Office, and Retail (C) district base zoning, with modified development standards. 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:

N/A

Staff Recommendation:

Staff recommends approval, as presented.

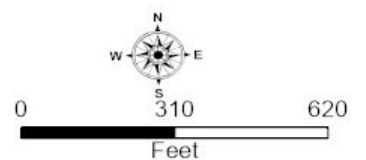


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

26-Z-11 - 1010 KC Robinson Ln Location Map

8/18/2026



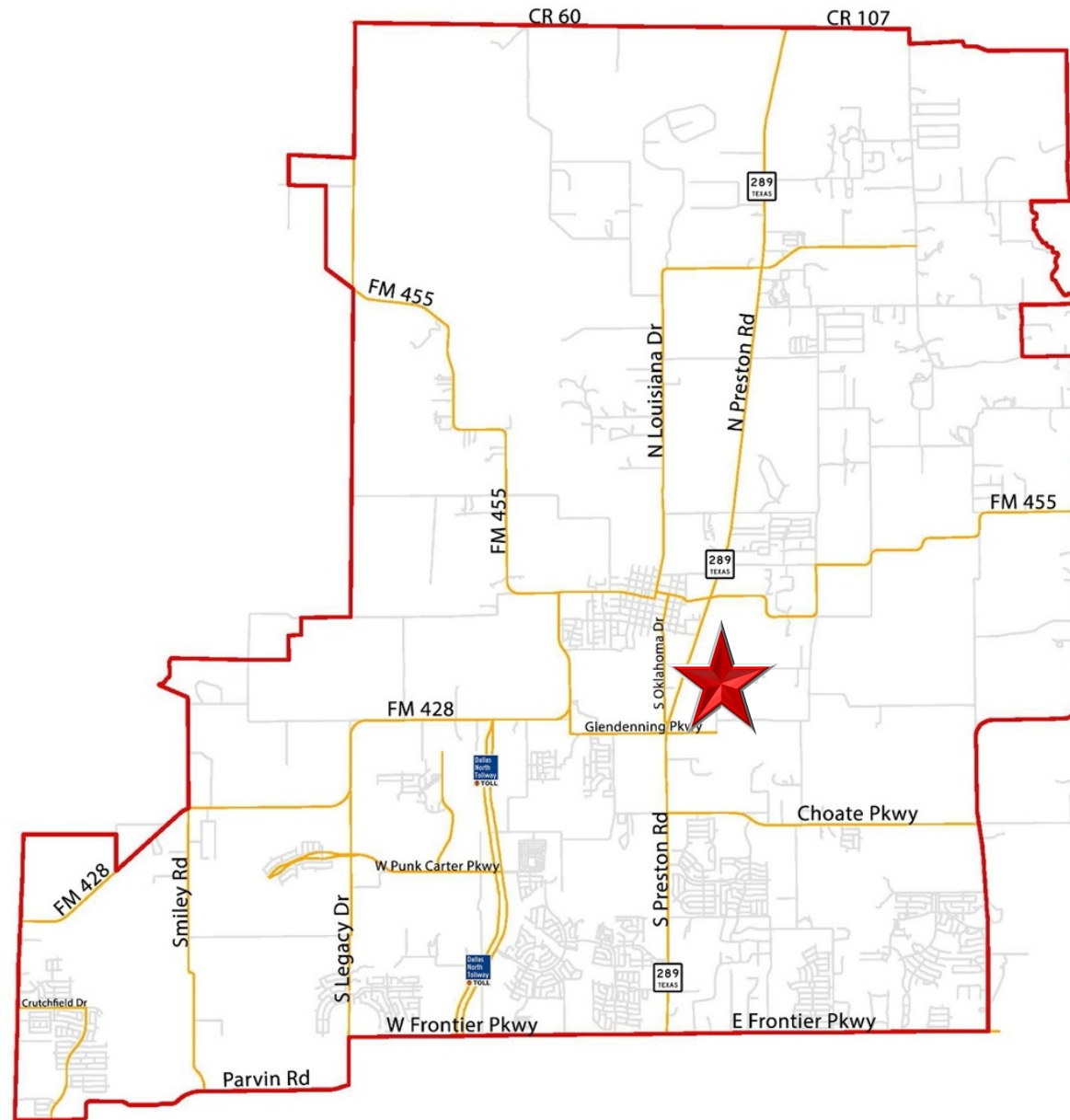


1010 KC Robinson Ln

PD Zoning

Planning & Zoning Commission

September 17, 2026



Location Map

The subject property is generally located east of KC Robinson Lane and approximately 700 feet south of Sunset Boulevard



BACKGROUND

- The subject property is approximately 3 acres
- The property is currently in City Limits and zoned AG
- The applicant is proposing to zone the property to a Planned Development (PD) with Commercial, Office, and Retail (C) base zoning, with modified development standards

ENTITLEMENT OVERVIEW

- The proposed PD includes a Concept Plan and colored building elevations
- An open storage area is proposed in the rear of the site, per the Concept Plan
- The open storage area will be screened from the public view and adjacent properties by the building, an 8' tall masonry wall along three sides of the lot, and a masonry wall surrounding the open storage
- The proposed commercial buildings will have bay doors in the rear of the facility, behind masonry walls



POLICY CONSIDERATIONS

- The subject property is located off a collector that is just south of a commercial intersection
- The proposed building will be built compliant with the City's design standards
- The open storage area will comply with the city's screening requirements
- The subject property has limited potential to develop with higher land uses given its isolation
- The FLUP supports the rezoning request

RECOMMENDATION

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



Thank You!

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), with the following modified regulations:

1. The property shall generally develop per the attached Concept Plan and Elevations.
2. The proposed commercial building, with screened outdoor storage and bay doors in the rear, are allowed per the Concept Plan.
3. The building exteriors shall conform to the architectural standards of the Zoning Ordinance, as it exists or may be amended.



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Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Craig Fisher, Planning Manager
CC: Madhuri Mohan, Assistant Director of Development Services
Date: September 17, 2026
Re: Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 40 acres of land; generally located at the northeast corner of FM 455 and future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (Celina Stone Tract - Development Agreement)

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 40 acres of land; generally located at the northeast corner of FM 455 and future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (Celina Stone Tract - Development Agreement)

Background Information:

The subject property is approximately 40 acres, and generally located at the northeast corner of FM 455 and future J Fred Smith Parkway. The property is currently in the Extraterritorial Jurisdiction (ETJ), and governed by a pre-annexation agreement that expires in August 2035. The applicant is proposing to entitle the property through a Development Agreement, outlining the future annexation and zoning to a base of Commercial, Office, & Retail (C) and Industrial (I) Districts. Please refer to the attachments for additional information.

Legal Review:

The City Attorneys have reviewed this request.

Supporting Documents:

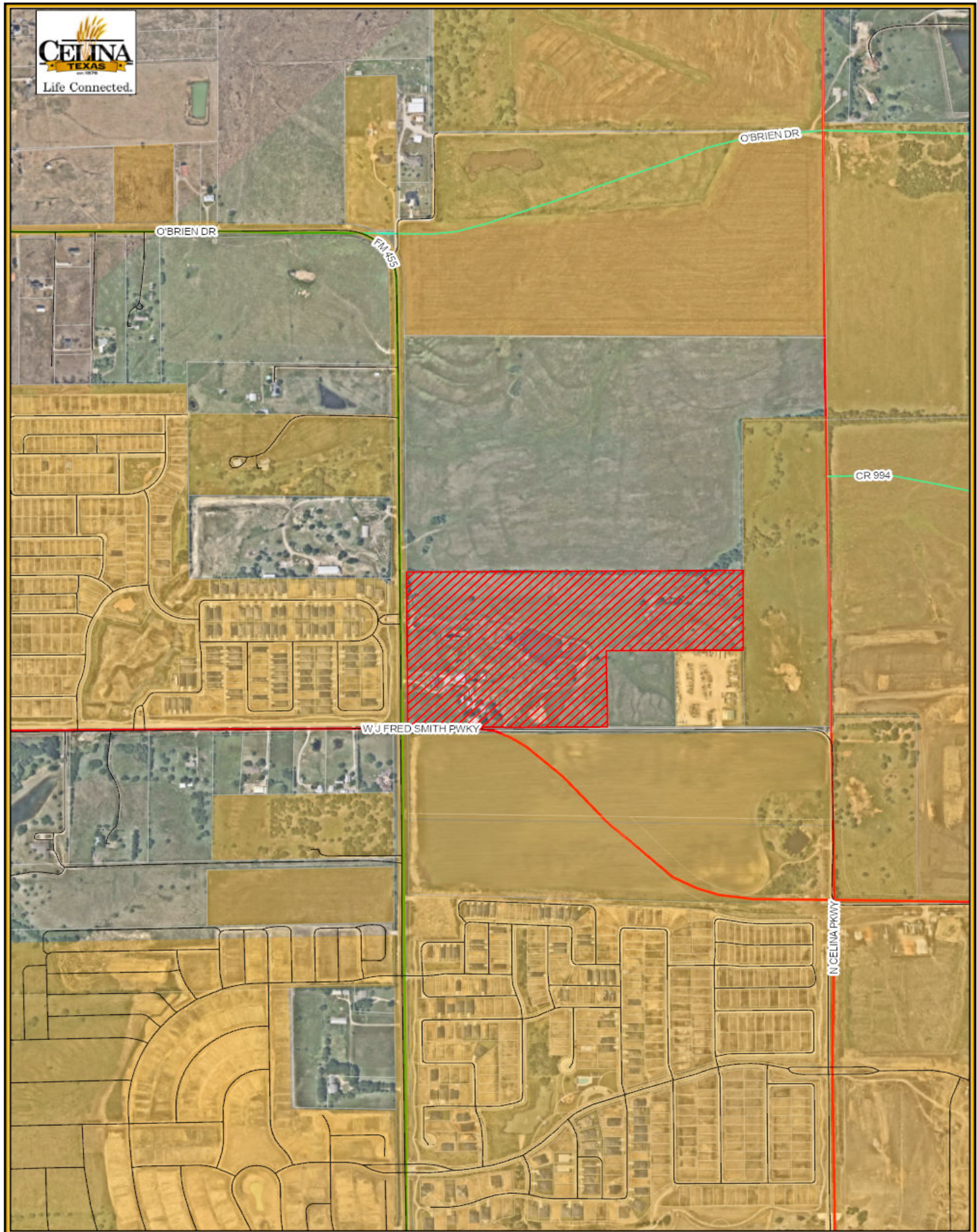
1. Location Map
2. Staff Presentation
3. Draft Development Standards

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval, as presented.

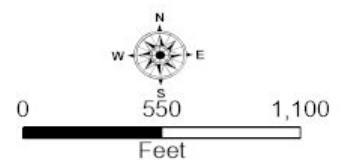


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

26-DA-07 - Celina Stone Tract Location Map City of Celina

8/18/2026

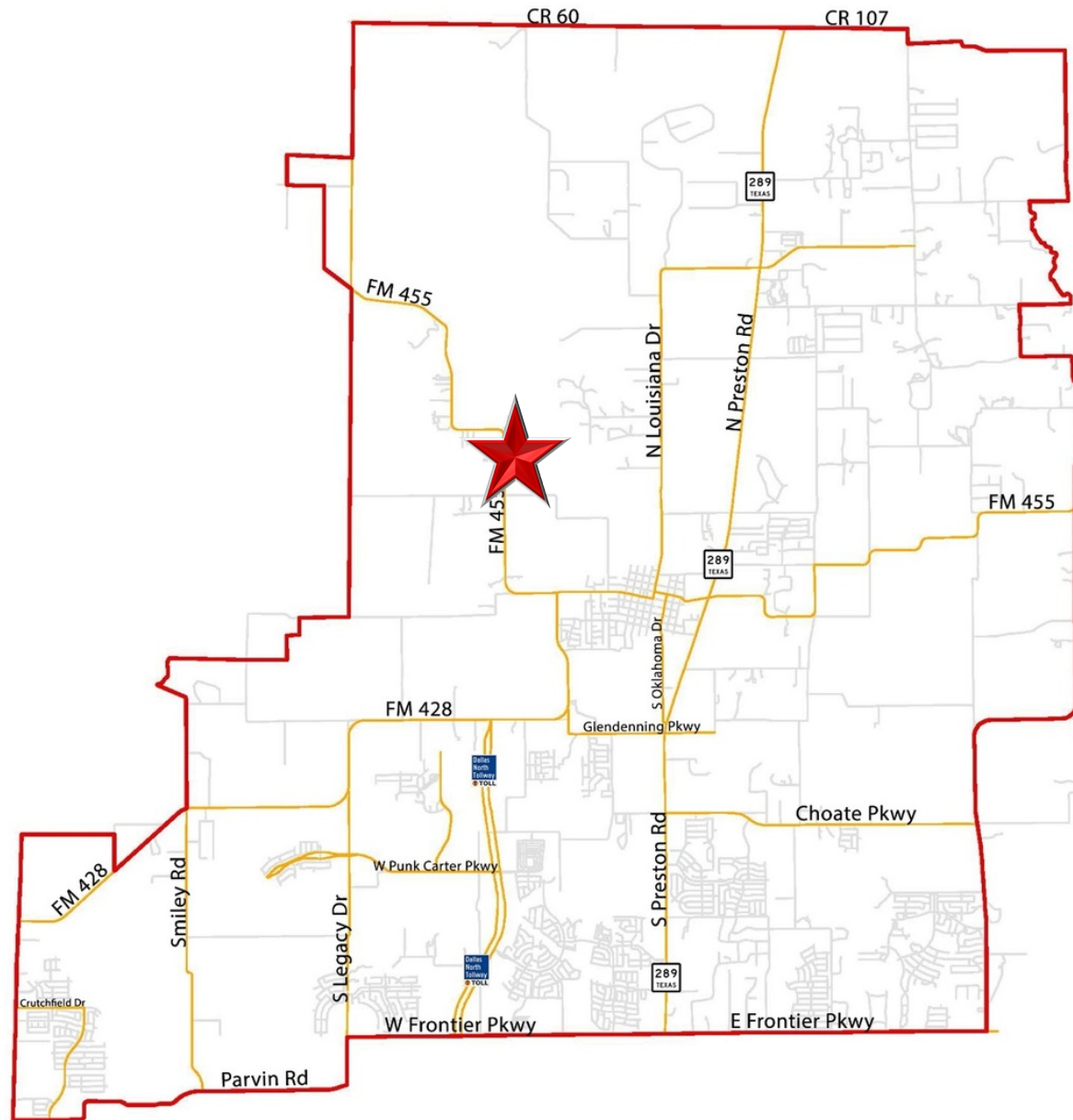




Celina Stone Tract

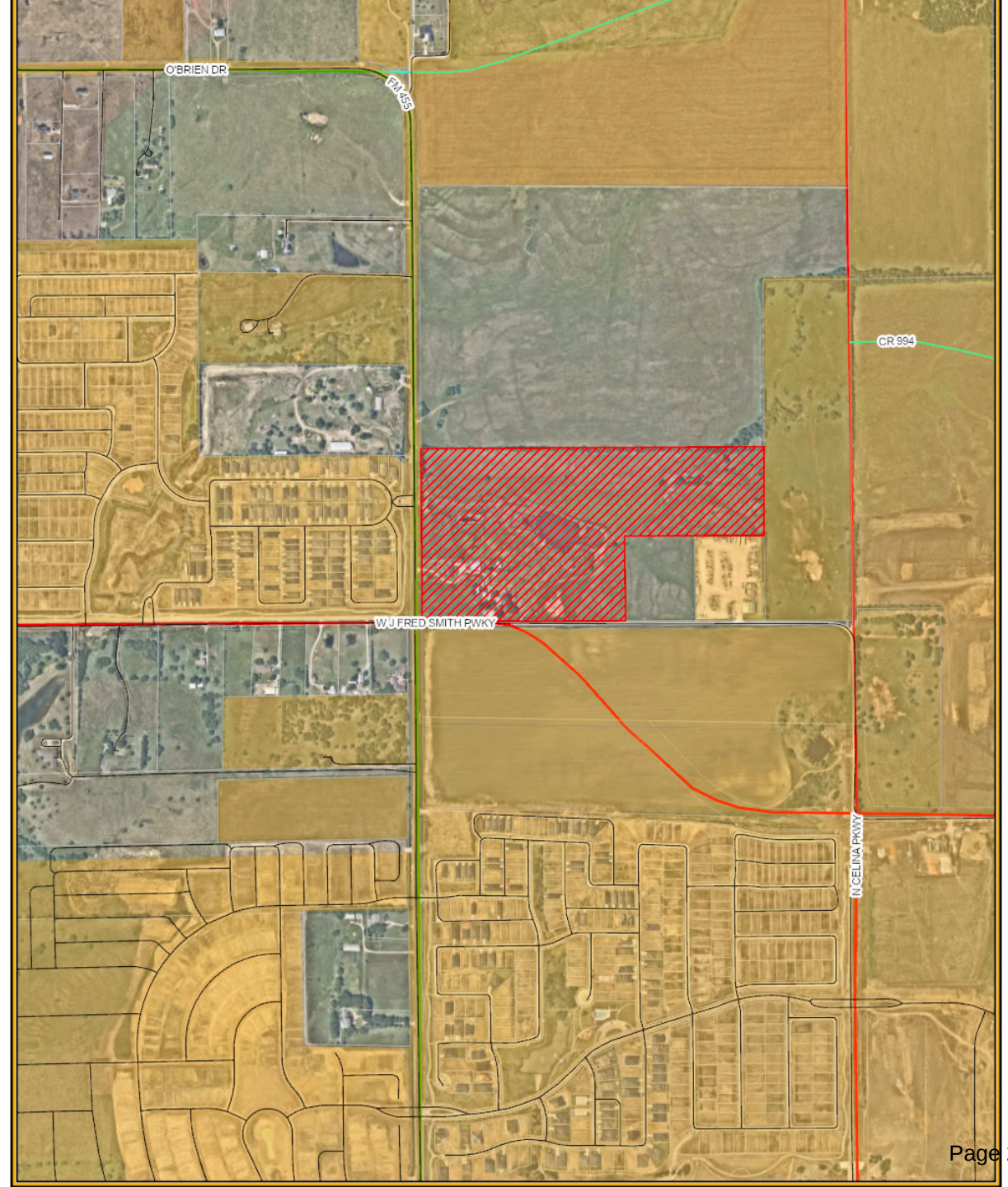
Development Agreement

Planning & Zoning Commission
September 17, 2026



Location Map

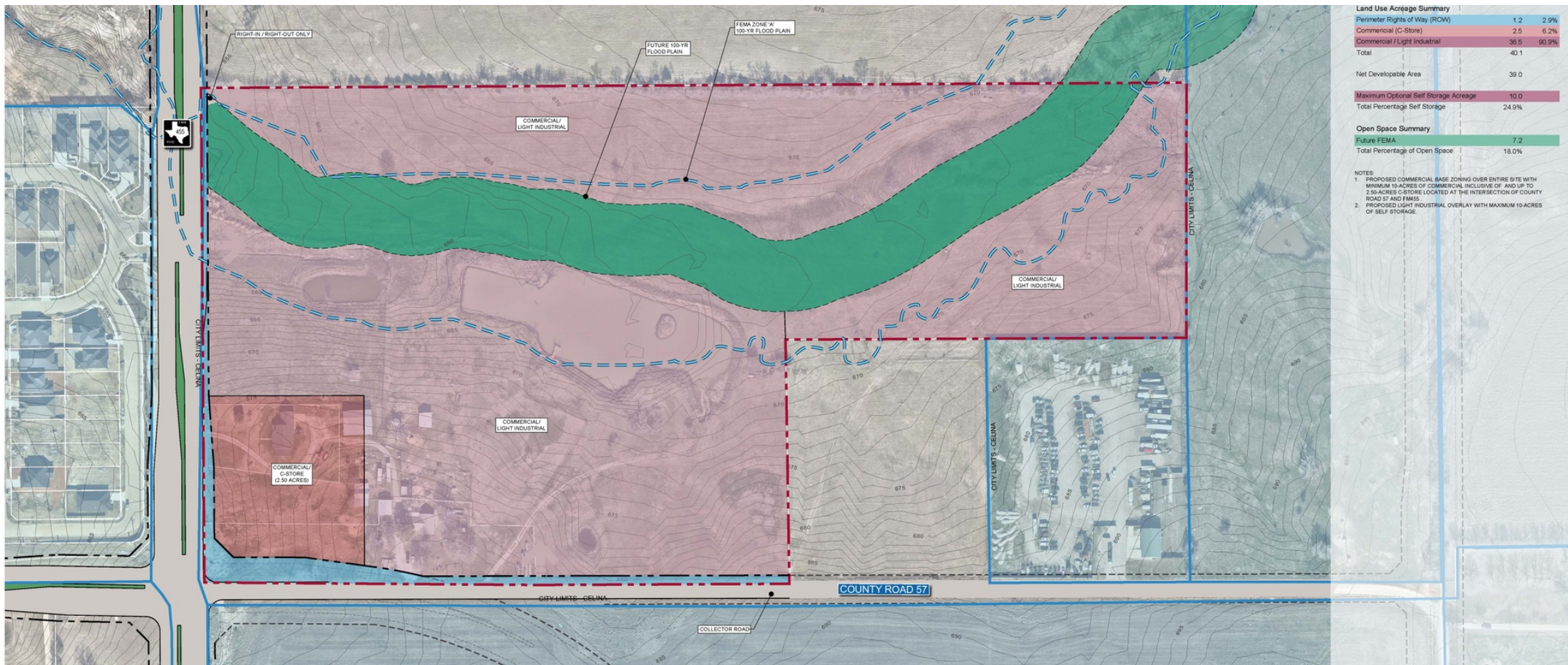
The subject property is generally located at the northeast corner of FM 455 and future J Fred Smith Parkway



BACKGROUND

- The property is approximately 40 acres within the Extraterritorial Jurisdiction (ETJ), and governed by a pre-annexation agreement that expires in August 2035
- The applicant is proposing to entitle the property through a Development Agreement, outlining the future annexation and zoning

Concept Plan



PROJECT OVERVIEW

- The applicant is proposing a base zoning of Commercial, Office, & Retail (C) and Industrial (I) Districts
- Note the Industrial District is "clean" or "light" industrial uses only; any Heavy or high-intensity industrial uses require a Specific Use Permit (or PD) which requires discretionary approval by the City Council
- Minimum 10 acres of Commercial, generally at the hard corner
- One gas station (allowed by right, without an SUP)
- Maximum of 10 acres of Mini-Warehouse/Self-Storage (allowed by right, without an SUP), not at the hard corner

POLICY CONSIDERATIONS

- The property is at the hard corner of a 4-lane and a 6-lane intersection, which is appropriate for commercial land uses
- LW's Towing is southeast of the property, with a heavy industrial business operation that impacts the area
- The City has no objection to one gas station and one self-storage project by right
- The City's industrial district is a "light" industrial district (all heavy industrial requires Council approval through an SUP/PD)
- The agreement will bring 40 acres into the City limits along a prominent corridor

RECOMMENDATION

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



Thank You!

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) and Industrial District (I) base zoning, with the following modified regulations:

1. A minimum of at least 10 acres is required to be Commercial, Office, & Retail District (C) zoning, generally at the hard corner of FM 455 and future J Fred Smith Parkway.
2. The following land uses are permitted by right, without a Specific Use Permit:
 - a. Mini-Warehouse/Self-Storage use, maximum 10 acres, not at the hard corner
 - b. One Gas Pumps/Fuel Sales use
3. Industrial land use includes clean or light industrial land uses only. Heavy or high-intensity Industrial uses require a Specific Use Permit or Planned Development approved by the City Council.
4. The building exteriors shall conform to the architectural standards of the Zoning Ordinance, as it exists or may be amended.



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Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Craig Fisher, Planning Manager
CC: Madhuri Mohan, Assistant Director of Development Services
Date: September 17, 2026
Re: Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 98 acres of land; generally located east of future Custer Road and approximately 1,800 feet north of future Ousley Boulevard, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Cordoba Estates - Development Agreement)

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 98 acres of land; generally located east of future Custer Road and approximately 1,800 feet north of future Ousley Boulevard, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Cordoba Estates - Development Agreement)

Background Information:

The subject property is approximately 98 acres, and generally located just south of FM 455 & Custer intersection. The property is currently both within the Extraterritorial Jurisdiction (ETJ) (approximately 87 acres) and within the City Limits (approximately 11 acres), and governed by a pre-annexation agreement that expires in August 2037. The applicant is proposing to entitle the property through a Development Agreement, outlining the future annexation and zoning to a base of Single-Family Residential Estate ("SF-E") District for an estate neighborhood. Please refer to the attachments for additional information.

Legal Review:

The City Attorneys have reviewed this request.

Supporting Documents:

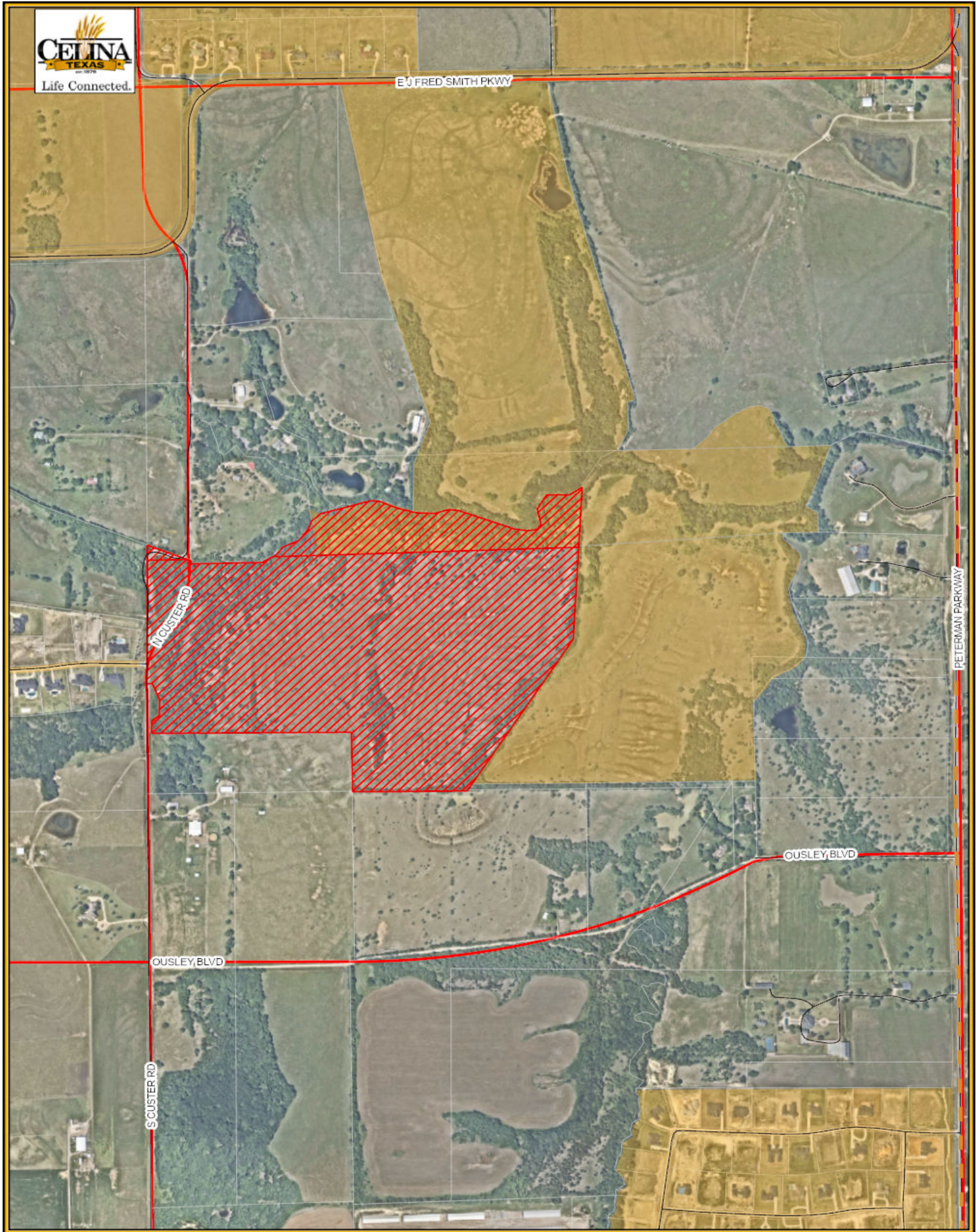
1. Location Map
2. Staff Presentation
3. Draft Development Standards

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval, as presented.

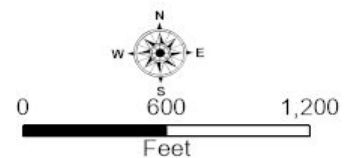


Legend

- Parcels
- Roads
- City Limits
- Subject Property

25-DA-13 - Cordoba Estates Location Map City of Celina

8/18/2026



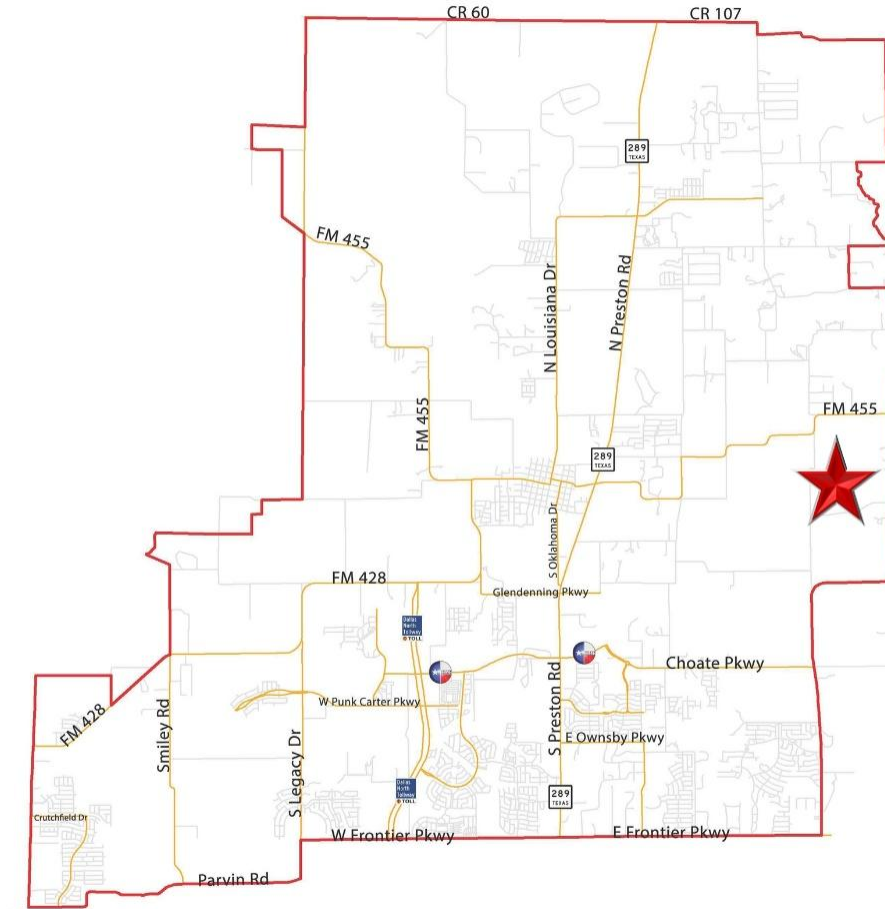


Cordoba Estates

Development Agreement

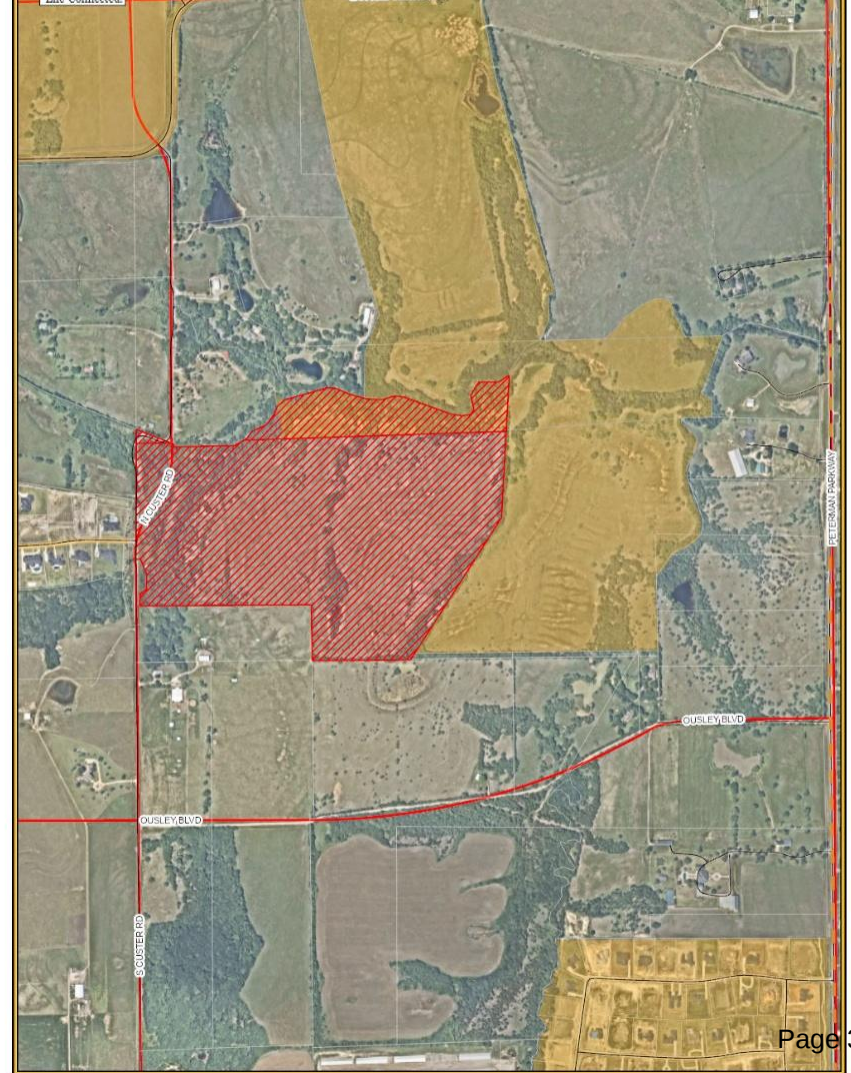
Planning & Zoning Commission

September 17, 2026



Location Map

The subject property is generally located just south of FM 455 & Custer intersection



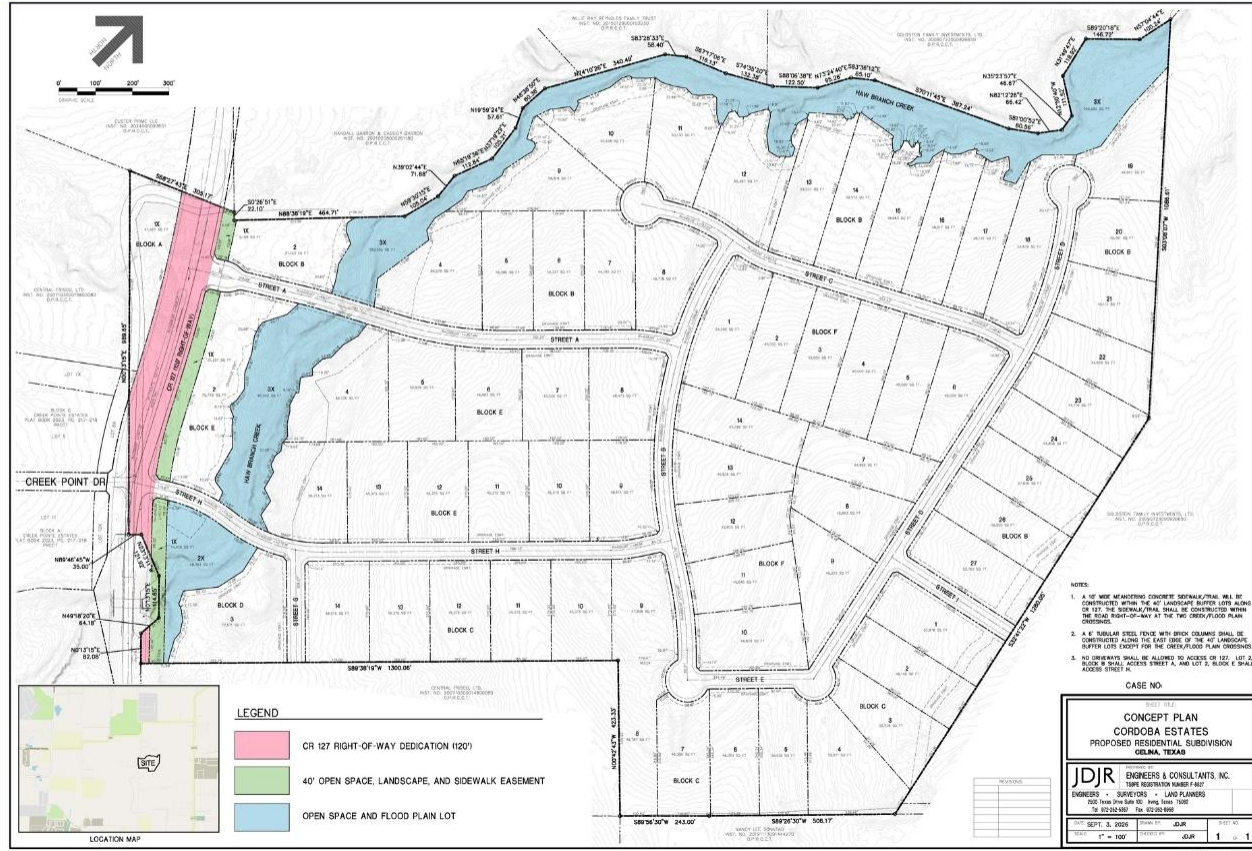
BACKGROUND

- The subject property is approximately 98 acres (87 acres within the Extraterritorial Jurisdiction (ETJ), and 11 acres within the City Limits)
- A Pre-annexation agreement governs the ETJ tract and expires in 2037
- The proposed Development Agreement outlines the future annexation and zoning of the property

PROJECT OVERVIEW

- The development will consist of approximately 66 estate lots, each a minimum of 1 acre
- Perimeter roadway rights-of-way and landscape buffers will be provided
- The development would correct the "jog" in the existing roadway
- Estate residential neighborhoods typically have a street cross section of concrete streets, ditch drainage, and no sidewalks

CONCEPT PLAN



POLICY CONSIDERATIONS

- The DA will bring an additional approximate 87 acres into the City Limits (remaining 11 acres already in City Limits), allowing City standards to apply instead of County regulations
- A PID is not proposed
- Big homes on big lots meet the Future Land Use Plan
- Correcting the "jog" in Custer makes travel safer in that area
- There are no land use restrictions in the ETJ, and the County has limited authority to require safety regulations

RECOMMENDATION

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



Thank You!

Draft Development Standards

Concept Plan

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configuration of land uses, roadway Public Infrastructure, and other area features. Minor modifications due to the final engineering and design of the project are permitted at the time of platting and shall be administratively approved by the Director of Development Services if such modifications otherwise comply with these Development Standards. The City Manager of the City may administratively approve any amendments to the Concept Plan that the City Manager deems in his/her reasonable discretion to be minor in nature.

Purpose

The subject property is intended to provide for an estate residential development that is rural or country in nature with large lots. In general, design standards will follow all applicable City standards, and land uses shall be consistent with these development standards.

Architecture

The subject property is an architecturally, historically, and culturally significant tract of land that is meaningfully located along a regionally significant thoroughfare; thus, all structures shall abide by the City's architectural standards, as they may be amended.

Open Space, Trails, & Amenities

Additional open space above and beyond what is shown on the Concept Plan and compliance with the Neighborhood Vision Book is not required due to the minimum lot size being one (1) acre. Additionally, a trail is not required along the southern side of the creek.

Zoning

The base zoning shall be Single-Family Residential Estate District ("SF-E"), and the development shall abide by the design standards of the City, as found in the Zoning Ordinance, Subdivision Ordinance, and other applicable regulations. The project shall abide by all City regulations, as may be amended, except as follows:

1. All streets shall be concrete with a rural cross section (concrete, bar-ditch drainage, no sidewalk).
2. Homes may be on septic.
3. All private lot fencing shall be ornamental iron with brick columns where adjacent to thoroughfares.
4. The developer shall connect to internet fiber and gas.



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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: September 17, 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 14.02: Zoning Districts, Part Four: Non-Residential Zoning Districts, Article 14.03: Use Regulations, Part One: Schedule of Uses, and related sections of the Zoning Ordinance, to amend agricultural regulations. (SB 785 Mobile Homes - 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 14.02: Zoning Districts, Part Four: Non-Residential Zoning Districts, Article 14.03: Use Regulations, Part One: Schedule of Uses, and related sections of the Zoning Ordinance, to amend agricultural regulations. (SB 785 Mobile Homes - Text Amendment)

Background Information:

Senate Bill (SB) 785, effective September 1, 2026, requires cities to allow a new HUD-code manufactured home for use as a dwelling, by right, within either a residential zoning classification, a type of residential zoning district, or a dedicated zoning classification for residential HUD-code manufactured homes. The proposed use chart revision permits one HUD-code manufactured home within the Agricultural (AG) zoning district. Please refer to the attachments for additional information.

Legal Review:

The City Attorneys have reviewed this request.

Supporting Documents:

1. Staff Presentation
2. Draft Changes - REDLINE
3. Draft Changes - CLEAN

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval, as presented.



SB 785

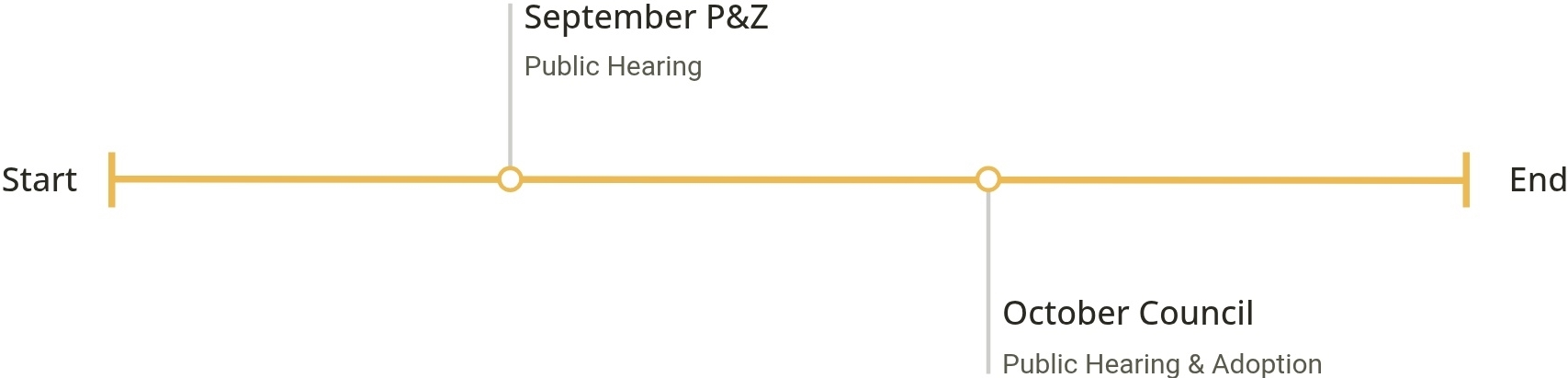
Ordinance Update

Planning & Zoning Commission
September 17, 2026

BACKGROUND

- Senate Bill (SB) 785, effective September 1, 2026, requires cities to allow a new HUD-code manufactured home for use as a dwelling, by right, within either:
 - A residential zoning classification,
 - A type of residential zoning district, or
 - A dedicated zoning classification for residential HUD-code manufactured homes
- City must ensure that the above has been adopted and applies to an area of land within the municipality's boundaries (zoned to the ground)

TIMELINE



Zoning Overview

- Celina currently has a Single-Family Manufactured Home District (SF-M)
- This zoning district exists on the books, but has never been zoned to the ground
- The Agricultural District (AG) allows one single-family dwelling, which could include a HUD code manufactured home
- The City Attorney advised that the AG district, which exists both in the zoning ordinance and is zoned to the ground in many places, satisfies the provisions of SB 785
- However, the City Attorney advised that the Use Chart should be revised to better clarify existing allowances within the text of the AG district

PROPOSED REVISIONS

- The proposed use chart revision reflects the text of the AG district by allowing one HUD-code manufactured home and one single-family detached home

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
<u>Dwelling, HUD Code Manufactured Home</u>	P						
Dwelling, Live-Work Unit				P	P	P	
Dwelling, Multi-Family		P			C	S	
Dwelling, Senior Living, Independent Living		P		S	S	S	
Dwelling, Senior Living, Assisted & Advanced Care				S	S	S	
<u>Dwelling, Single Family Detached</u>	P						

POLICY CONSIDERATIONS

- SB 785 was effective September 1, 2026
- The AG district currently allows for a single-family dwelling, which includes a HUD code manufactured home
- The proposed use chart revision reflects the entitlement that exists in the text and is consistent with State Law
- It is best practice for land use entitlements to be characterized in the Use Chart and not simply described in the text
- Another option would be to City-initiate a rezoning of land to SF-M, but there were concerns with finding a willing property owner and spot zoning (when the City is already in compliance through the AG district)

NEXT STEPS



RECOMMENDATION

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



Thank You!

ARTICLE II – ZONING DISTRICTS

PART FOUR, NON-RESIDENTIAL ZONING DISTRICTS

Section 14.02.405 AG, Agricultural Zoning District.

- (a) **Purpose.** The Agricultural district is established to permit the use of land for ranching, propagation and cultivation of crops, and similar uses of raw land (but excluding mining). ~~Single-family uses on large lots are~~One single-family unit, including a HUD code manufactured home, on agricultural land is also appropriate for this district. Territory that has been newly annexed and not immediately zoned into the appropriate district for development is automatically zoned AG, Agricultural District. It is anticipated that Agricultural zoned land will eventually be rezoned to another zoning classification in the future, as appropriate, unless said land is preserved for rural purposes. However, the AG, Agricultural Zoning District also encompasses both private agricultural land uses and commercial agricultural land uses, the latter of which requires the approval of a Specific Use Permit (SUP).

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
Agricultural Use, Commercial							S
Agricultural Use, Private	P						
Airport, Heliport, or Landing Field			P	S*	S*		S*
Alcoholic Beverage Sales			P	P	P	P	P
Alternate Energy/Solar Panels & Devices	C	C	C	C	C	C	C
Alternate Energy/Wind Energy Conversion System	C	C	C	C	C	C	C
Alternative Financial Services							S*
Alternative Retail Services				S*	S*	S*	S*
Animal Shelter			P				S
Assembly Uses, Churches & Places of Worship	P		P	P	P	P	P

Assembly Uses, Other			S	S	S	S	S
Athletic Stadium or Field			P	S	S	S	S
Accessory Uses, Commercial	See Article III, Part Two, Accessory Uses						
Auto, Gas Pumps/Fuel Sales				S	S	S	S
Auto Repair, Major				S	S	S	S
Auto Repair, Minor				P	P	P	P
Auto Sales, Accessories Only				P	P	P	P
Auto Sales, New				S	S	S	P
Auto Sales, Used							S
Auto & RV Storage							S
Auto Parking Garage				P	P	P	P
Auto Parking Lot				P	P	P	P
Auto Wash, Full-Service				S	S	S	S
Auto Wash, Secondary Use		P		P	P	P	P
Auto Wash, Self-Service				S	S	S	P
Bank, Savings & Loan, or Credit Union				P	P	P	
Bar				S	S	S	S
Batch Plant, Medium Duration	S	S	S	S	S	S	S
Batch Plant, Permanent							S
Batch Plant, Temporary	C	C	C	C	C	C	C
Brewery, Brewpub, Distillery, & Winery			C	C	C	C	C
Building Material & Hardware Sales, Major				C	C	C	C
Building Material & Hardware Sales, Minor				P	P	P	P
Campground or RV Park	Considered only as a PD						
Catering, Commissary							P
Catering, Service & Sales				P	P	P	P
Cemetery or Mausoleum	S		P				
Child Care Center, Primary Use				P	S	S	S
Child Care Center, Secondary Use				P	P	P	P
Clinic, Animal (no outside runs)				P	P	P	
Clinic, Animal (with outside runs)				C	C	C	C
Clinic, Emergency Care or Medical Lab				P	P	P	P
Collection Site				C	C	C	C
College, University, or Trade School			P	S	S	S	
Commercial Amusement, Indoor				P	P	P	P
Commercial Amusement, Outdoor				S	S	S	S
Communication Antenna Tower	C	C	C	C	C	C	C
Construction Yard, Field Office, Temporary	C	C	C	C	C	C	C
Donation Bin			C	C	C	C	C
Dwelling, HUD Code Manufactured Home	P						
Dwelling, Live-Work Unit				P	P	P	
Dwelling, Multi-Family		P			C	S	
Dwelling, Senior Living, Independent Living		P		S	S	S	

Dwelling, Senior Living, Assisted & Advanced Care				S	S	S	
<u>Dwelling, Single Family Detached</u>	P						
Electric Power Generating Plant							S
Electric Substation	S	S	S	S	S	S	S
Entertainment Venue			P	S	S	S	P
Farmers Market			C	C	C	C	
Funeral Home/Mortuary			P	P	P	P	P
Funeral Home/Mortuary with Crematorium			S	S	S	S	S
Golf, Tennis, or Country Club (private)				S	S	S	S
Greenhouse or Nursery, Retail				P	P	P	
Greenhouse or Nursery, Wholesale				S	S	S	S
Gun or Archery Range, Indoor				P	P	P	P
Gymnastics/Dance Studio/Martial Arts Studio				P	P	P	P
Health/Fitness Center				P	P	P	P
Heavy Machinery Sales, Service, & Storage						S	S
Hospital			P	S	S	P	
Hotel, Bed & Breakfast/Short Term Lodging		C					
Hotel, Extended Stay				S*	S*	C	S*
Hotel, Full Service				P	P	P	P
Hotel, Limited Service				S*	S*	S*	S*
Kennel, Indoor (no outside runs)				P	P	P	P
Kennel, Outdoor (with outside runs)				S	S	S	P
Landfill							S
Laundry/Dry Cleaning, Commercial Plant						S	S
Laundry/Dry Cleaning, other than commercial plant				P	P	P	
Machine/Welding Shop							P
Manufactured/Mobile Home Display & Sales						S	S
Manufacturing or Industrial Uses, Heavy	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
Media Studio (Radio/Television/Cable)			P	P	P	P	
Mini-Warehouse/Self-Storage				S	S	S	S
Motorcycle Sales & Service				S	S	S	P
Municipal Uses Operated by the City of Celina	P	P	P	P	P	P	P
Museum/Art Gallery			P	P	P	P	
Office, Administrative, Medical, or Professional			P	P	P	P	
Office, with Showroom/Warehouse/Distribution				S	S	S	P
Open Storage & Display, Permanent				S*	S*	S*	P
Park or Playground	P	P	P	P	P	P	P
Parking Structure		P	P	P	P	P	P
Personal Service				P	P	P	
Portable Building Sales						S	P

Printing, Major Industrial Plant							P
Printing, Minor Retail Shop				P	P	P	P
Recycling Center							S
Research & Development Center				S	S	S	P
Restaurants			P	P	P	P	P
Salvage Yard, Junk Yard, or Wrecking Yard							S
School, Private (K-12)			S	S	S	S	S
School, Public (K-12)	P	P	P	P	P	P	P
Seasonal Sales	C	C	C	C	C	C	C
Sexually-Oriented Businesses							S*
Stable, Commercial	S						S
Stable, Private	P						
Store, Big Box and/or Grocery				P	P	P	S
Store, Convenience				P	P	P	P
Store, General Retail				P	P	P	P
Store, Pawn Shop				C	C	C	C
Store, Regional Mall				S	S	P	P
Store, Secondary Use		P	P	P	P	P	P
Store, Tire Dealer, with Outside Display				S	S	S	P
Store, Tire Dealer, without Outside Display				P	P	P	P
Telephone Exchange Facility	P	P	P	P	P	P	P
Theatre, Drive-in				S	S	S	S
Theatre, Indoor				P	P	P	P
Transit Center/Bus Terminal				S	S	S	P
Truck Terminal					S	S	P
Truck, Boat, Trailer, Motorcycle, Heavy Equipment, RV, & Bus Sales, Leasing, & Repair				S	S	S	P
Vending Kiosk				C	C	C	C
Warehouse				S	S	S	P
Wholesale & Distribution Center						S	P

ARTICLE II – ZONING DISTRICTS

PART FOUR, NON-RESIDENTIAL ZONING DISTRICTS

Section 14.02.405 AG, Agricultural Zoning District.

- (a) **Purpose.** The Agricultural district is established to permit the use of land for ranching, propagation and cultivation of crops, and similar uses of raw land (but excluding mining). One single-family unit, including a HUD code manufactured home, on agricultural land is also appropriate for this district. Territory that has been newly annexed and not immediately zoned into the appropriate district for development is automatically zoned AG, Agricultural District. It is anticipated that Agricultural zoned land will eventually be rezoned to another zoning classification in the future, as appropriate, unless said land is preserved for rural purposes. However, the AG, Agricultural Zoning District also encompasses both private agricultural land uses and commercial agricultural land uses, the latter of which requires the approval of a Specific Use Permit (SUP).

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
Agricultural Use, Commercial							S
Agricultural Use, Private	P						
Airport, Heliport, or Landing Field			P	S*	S*		S*
Alcoholic Beverage Sales			P	P	P	P	P
Alternate Energy/Solar Panels & Devices	C	C	C	C	C	C	C
Alternate Energy/Wind Energy Conversion System	C	C	C	C	C	C	C
Alternative Financial Services							S*
Alternative Retail Services				S*	S*	S*	S*
Animal Shelter			P				S
Assembly Uses, Churches & Places of Worship	P		P	P	P	P	P
Assembly Uses, Other			S	S	S	S	S

Athletic Stadium or Field			P	S	S	S	S
Accessory Uses, Commercial	See Article III, Part Two, Accessory Uses						
Auto, Gas Pumps/Fuel Sales				S	S	S	S
Auto Repair, Major				S	S	S	S
Auto Repair, Minor				P	P	P	P
Auto Sales, Accessories Only				P	P	P	P
Auto Sales, New				S	S	S	P
Auto Sales, Used							S
Auto & RV Storage							S
Auto Parking Garage				P	P	P	P
Auto Parking Lot				P	P	P	P
Auto Wash, Full-Service				S	S	S	S
Auto Wash, Secondary Use		P		P	P	P	P
Auto Wash, Self-Service				S	S	S	P
Bank, Savings & Loan, or Credit Union				P	P	P	
Bar				S	S	S	S
Batch Plant, Medium Duration	S	S	S	S	S	S	S
Batch Plant, Permanent							S
Batch Plant, Temporary	C	C	C	C	C	C	C
Brewery, Brewpub, Distillery, & Winery			C	C	C	C	C
Building Material & Hardware Sales, Major				C	C	C	C
Building Material & Hardware Sales, Minor				P	P	P	P
Campground or RV Park	Considered only as a PD						
Catering, Commissary							P
Catering, Service & Sales				P	P	P	P
Cemetery or Mausoleum	S		P				
Child Care Center, Primary Use				P	S	S	S
Child Care Center, Secondary Use				P	P	P	P
Clinic, Animal (no outside runs)				P	P	P	
Clinic, Animal (with outside runs)				C	C	C	C
Clinic, Emergency Care or Medical Lab				P	P	P	P
Collection Site				C	C	C	C
College, University, or Trade School			P	S	S	S	
Commercial Amusement, Indoor				P	P	P	P
Commercial Amusement, Outdoor				S	S	S	S
Communication Antenna Tower	C	C	C	C	C	C	C
Construction Yard, Field Office, Temporary	C	C	C	C	C	C	C
Donation Bin			C	C	C	C	C
Dwelling, HUD Code Manufactured Home	P						
Dwelling, Live-Work Unit				P	P	P	
Dwelling, Multi-Family		P			C	S	
Dwelling, Senior Living, Independent Living		P		S	S	S	
Dwelling, Senior Living, Assisted & Advanced Care				S	S	S	

Dwelling, Single Family Detached	P						
Electric Power Generating Plant							S
Electric Substation	S	S	S	S	S	S	S
Entertainment Venue			P	S	S	S	P
Farmers Market			C	C	C	C	
Funeral Home/Mortuary			P	P	P	P	P
Funeral Home/Mortuary with Crematorium			S	S	S	S	S
Golf, Tennis, or Country Club (private)				S	S	S	S
Greenhouse or Nursery, Retail				P	P	P	
Greenhouse or Nursery, Wholesale				S	S	S	S
Gun or Archery Range, Indoor				P	P	P	P
Gymnastics/Dance Studio/Martial Arts Studio				P	P	P	P
Health/Fitness Center				P	P	P	P
Heavy Machinery Sales, Service, & Storage						S	S
Hospital			P	S	S	P	
Hotel, Bed & Breakfast/Short Term Lodging		C					
Hotel, Extended Stay				S*	S*	C	S*
Hotel, Full Service				P	P	P	P
Hotel, Limited Service				S*	S*	S*	S*
Kennel, Indoor (no outside runs)				P	P	P	P
Kennel, Outdoor (with outside runs)				S	S	S	P
Landfill							S
Laundry/Dry Cleaning, Commercial Plant						S	S
Laundry/Dry Cleaning, other than commercial plant				P	P	P	
Machine/Welding Shop							P
Manufactured/Mobile Home Display & Sales						S	S
Manufacturing or Industrial Uses, Heavy	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
Media Studio (Radio/Television/Cable)			P	P	P	P	
Mini-Warehouse/Self-Storage				S	S	S	S
Motorcycle Sales & Service				S	S	S	P
Municipal Uses Operated by the City of Celina	P	P	P	P	P	P	P
Museum/Art Gallery			P	P	P	P	
Office, Administrative, Medical, or Professional			P	P	P	P	
Office, with Showroom/Warehouse/Distribution				S	S	S	P
Open Storage & Display, Permanent				S*	S*	S*	P
Park or Playground	P	P	P	P	P	P	P
Parking Structure		P	P	P	P	P	P
Personal Service				P	P	P	
Portable Building Sales						S	P
Printing, Major Industrial Plant							P

Printing, Minor Retail Shop				P	P	P	P
Recycling Center							S
Research & Development Center				S	S	S	P
Restaurants			P	P	P	P	P
Salvage Yard, Junk Yard, or Wrecking Yard							S
School, Private (K-12)			S	S	S	S	S
School, Public (K-12)	P	P	P	P	P	P	P
Seasonal Sales	C	C	C	C	C	C	C
Sexually-Oriented Businesses							S*
Stable, Commercial	S						S
Stable, Private	P						
Store, Big Box and/or Grocery				P	P	P	S
Store, Convenience				P	P	P	P
Store, General Retail				P	P	P	P
Store, Pawn Shop				C	C	C	C
Store, Regional Mall				S	S	P	P
Store, Secondary Use		P	P	P	P	P	P
Store, Tire Dealer, with Outside Display				S	S	S	P
Store, Tire Dealer, without Outside Display				P	P	P	P
Telephone Exchange Facility	P	P	P	P	P	P	P
Theatre, Drive-in				S	S	S	S
Theatre, Indoor				P	P	P	P
Transit Center/Bus Terminal				S	S	S	P
Truck Terminal					S	S	P
Truck, Boat, Trailer, Motorcycle, Heavy Equipment, RV, & Bus Sales, Leasing, & Repair				S	S	S	P
Vending Kiosk				C	C	C	C
Warehouse				S	S	S	P
Wholesale & Distribution Center						S	P