



Life Connected.

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: Thursday, September 10, 2026 at 8 : 00 AM 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.