

June 9, 2026 Celina City Council Meeting — Business Owner Highlights

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Meeting: Tuesday, June 9 | Executive Session 5:00 PM | Regular Session 6:30 PM | 112 N. Colorado St.

MAC HAIK CELINA — ZONING CHANGE (Public Hearing)

The council will hold a public hearing on a zoning amendment for approximately 25 acres at the northeast corner of Dallas Parkway and Frontier Parkway (Planned Development No. 80). This is the Mac Haik Celina development — a significant commercial/auto dealership site on a prime corridor. Members with interests in that area should pay attention, and anyone who wants to weigh in can speak during the public hearing.

NEW OUTDOOR LIGHTING RULES (Discussion + Vote Coming)

The council is discussing a text amendment to the city's Lighting Ordinance — a worksession item with a formal vote likely coming at a future meeting.

Key changes that directly affect commercial property owners and businesses:

- Non-residential properties: lighting average reduced from 6 footcandles down to 3 footcandles max (10 fc ceiling remains)
- Light poles near residential: no light poles allowed within required setback areas adjacent to single-family properties
- Fuel canopies & car dealerships remain at 40 footcandles (unchanged)
- All new exterior lighting must be LED
- Rules apply to new builds and expansions of 30% or more in floor area/capacity
- Existing legally nonconforming fixtures can be maintained/replaced but must come into compliance if causing glare onto residential properties

Bottom line for members: If you're planning a build-out, expansion, or remodel, your lighting plan will need to meet the new dimmer standard.

WATER & WASTEWATER RATE INCREASES COMING (Action Item — Vote Tonight)

The council is voting to accept the results of the 2026 Water & Wastewater Rate Study.

Key takeaways:

- No rate changes in FY2026
- Rate increases begin April 2027

- April 2027: ~5.1% increase
- April 2028: ~5.1%
- April 2029: ~5.5%
- April 2030: ~5.6%

Bottom line for members: Budget now for utility cost increases starting spring 2027.

DOWNTOWN DEVELOPMENT INCENTIVE — 219 W. PECAN ST. (Action Item — Vote Tonight)

The council is voting to approve an Economic Development and Performance Agreement with ATRH, LLC for improvements at 219 W. Pecan Street.

DOWNTOWN SQUARE DESIGN (Worksession — Discussion Only)

Staff is presenting the Downtown Square Design plan.

FIRE DEPARTMENT STAFFING & OPERATIONS (Worksession — Discussion Only)

The council is discussing fire department staffing levels and operations.

PUBLIC IMPROVEMENT DISTRICTS — CAMBRIDGE CROSSING & NORTH SKY (Action Items)

Multiple PID-related votes are on the agenda for Cambridge Crossing and North Sky.

BUDGET AMENDMENT (Consent Agenda — Routine Vote)

A budget amendment to the FY2025-26 budget is on the consent agenda.

RECOGNITIONS WORTH NOTING

- Main Street America Program Accreditation
- Tree City USA & Growth Award

Key Dates:

- July 14, 2026 — Public hearing on PID assessments
- August 11, 2026 — Expected bond action for Ariana PID
- December 31, 2026 — Deadline for ATRH/219 W. Pecan construction incentive
- April 2027 — First water/wastewater rate increase takes effect