



DOWNTOWN COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, JUNE 1, 2023
9:00 AM



AGENDA

I. CALL TO ORDER

The Chair will call the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas flags.

II. PUBLIC HEARING/ ACTION ITEMS

1. Minutes Approval:

1. Downtown Commission - Regular Meeting - May 4, 2023 9:00 AM

2. Conduct a public hearing to consider and act upon Major Modifications to the Downtown Code Architectural Standards for a home conversion to a Retail/Store/Restaurant use located at 107 S. Colorado Drive. (The Wick (Swirls Bakery) – Major Modifications) (White)

3. Vice Chair Appointment

III. PRESENTATIONS

A. Parks and Recreation Update

B. Development Update

C. Special Events Update

D. Strategic Services Update

E. Discussion of Previous Meeting Items

IV. ADJOURNMENT

The Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Chapter 551.

“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 ____ a.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.”

Celina 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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**DOWNTOWN COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, MAY 4, 2023
9:00 AM**



MINUTES

I. CALL TO ORDER

Chair Jack Ousley called the meeting to order at 9:00 a.m. on Thursday, May 4, 2023, and announced a quorum was present.

Attendee Name	Organization	Title	Status	Arrived
Buddy Minett	City of Celina	Board Member	Present	
Rachel Baty	City of Celina	Board Member	Present	
Jack Ousley	City of Celina	Chair	Present	
Audrea Weimer	City of Celina	Board Member	Present	
Joseph Burke	City of Celina	Board Member	Present	
Sable Coleman	City of Celina	Board Member	Present	
Richard Gonzalez	City of Celina	Board Member	Present	

II. PRESENTATIONS

A. Film Friendly Discussion

Melissa Thomas, Economic Development Corporation Marketing Manager, gave an update on the Film Friendly designation.

B. Fire Department Update

David Rhoden, Captain in the Fire Department, and Keith Brumfield, Captain in the Fire Department, gave a presentation of fire operations in the City.

C. Development Update

Dusty McAfee, Executive Director of Development Services, and Kari White, Senior Planner, provided an update.

D. Special Events Update

Joe Monaco, Communications and Marketing Director, provided an update.

E. Downtown Commission and Fine Arts Board Joint Meeting Discussion

Wesley Frank, Assistant to the City Manager, provided an update on an upcoming meeting between the Downtown Commission and Fine Arts Board.

Minutes Acceptance: Minutes of May 4, 2023 9:00 AM (Minutes Approval)

F. Discussion of Previous Meeting Items

Mr. Frank led a discussion of previous items.

III. PUBLIC HEARING/ ACTION ITEMS

1. Minutes Approval:

1. Downtown Commission - Regular Meeting - Apr 6, 2023 9:00 AM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Rachel Baty, Board Member
SECONDER:	Sable Coleman, Board Member
AYES:	Minett, Baty, Ousley, Weimer, Burke, Coleman, Gonzalez

2. Conduct a public hearing to consider and act upon Major Modifications to the Downtown Code Architectural Standards for a single-family home located at 402 E. Beech St. (402 E Beech – Major Modifications) (White)

Chair Ousley opened the public hearing at 10:28 a.m.

With no one wishing to speak, Chair Ousley closed the public hearing at 10:28 a.m.

Upon a motion by Commissioner Minett and a second by Commissioner Weimer, the Commission voted seven (7) for and none (0) opposed to adopt the Major Modifications to the Downtown Code Architectural Standards for a single-family home located at 402 E. Beech St. (402 E. Beech - Major Modifications).

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Buddy Minett, Board Member
SECONDER:	Audrea Weimer, Board Member
AYES:	Minett, Baty, Ousley, Weimer, Burke, Coleman, Gonzalez

Commissioner Minett recused himself at his place at the dais.

3. Conduct a public hearing to consider and act upon Major Modifications to the Downtown Code Architectural Standards for a single-family home located at 310 S. Texas Dr. (310 S Texas – Major Modifications) (White)

Chair Ousley opened the public hearing at 10:45 a.m.

With no one wishing to speak, Chair Ousley closed the public hearing at 10:45 a.m.

Upon a motion by Commissioner Burke and a second by Commissioner Baty, the Commission voted six (6) for and none (0) opposed to adopt the Major Modifications to the Downtown Code Architectural Standards for a single-family home located at 310 S. Texas Dr. (310 S Texas - Major Modifications).

Minutes Acceptance: Minutes of May 4, 2023 9:00 AM (Minutes Approval)

RESULT: APPROVED [6 TO 0]
MOVER: Joseph Burke, Board Member
SECONDER: Rachel Baty, Board Member
AYES: Baty, Ousley, Weimer, Burke, Coleman, Gonzalez
RECUSED: Minett

Commissioner Minett returned to his position at the dais.

IV. ADJOURNMENT

Chair Ousley adjourned the meeting at 10:53 a.m.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
 From: Kari White, Senior Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: June 1, 2023
 Re: The Wick (Swirls Bakery) - Major Modifications

Action Requested:

Conduct a public hearing to consider and act upon Major Modifications to the Downtown Code Architectural Standards for a home conversion to a Retail/Store/Restaurant use located at 107 S. Colorado Drive. (The Wick (Swirls Bakery) – Major Modifications) (White)

Applicant:

Nordic Nest LLC
 503 Connemara Court
 Celina, TX 75009

Background Information:

The applicant is requesting Major Modifications from the Downtown Code Architectural Standards in order to modify a single-family home that is approved to be converted to a non-residential use. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Letter of Intent

Staff Recommendation:

Staff recommends approval as presented.



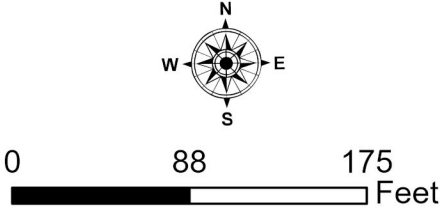
Attachment: Location Map (The Wick (Swirls Bakery) – Major Modifications)

Legend

- Subject Property
- Roads
- Parcels

Swirls - 107 S Colorado
Location Map
City of Celina

5/15/2023



THE WICK (SWIRLS BAKERY)

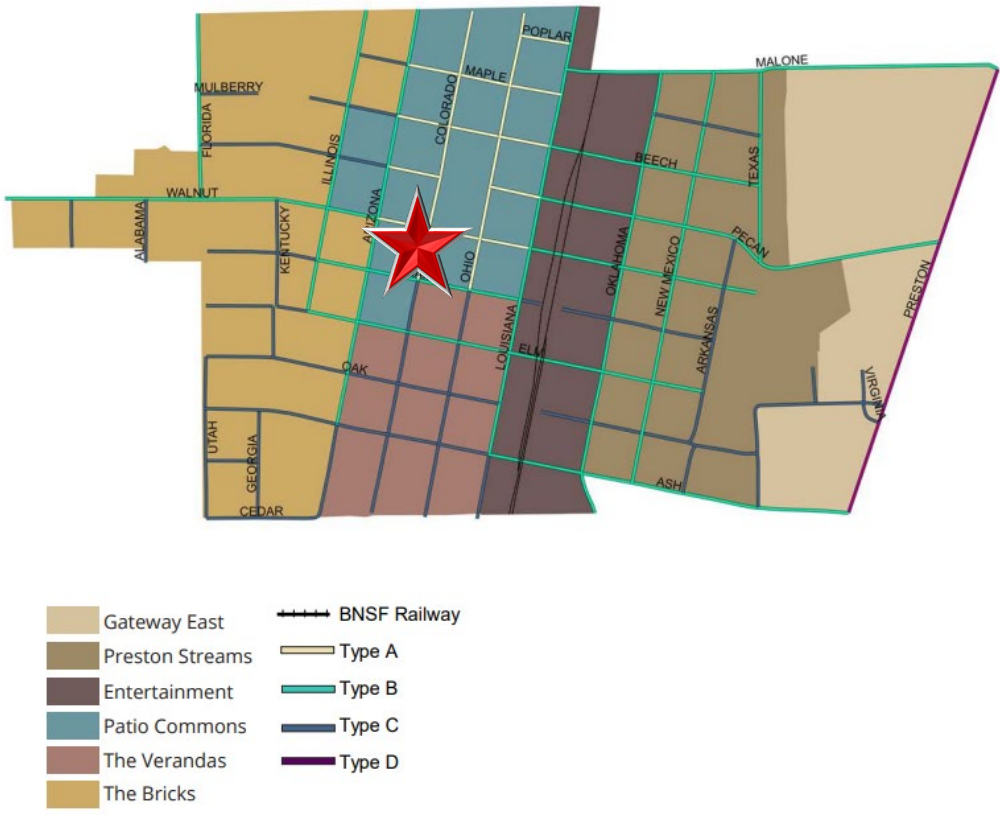
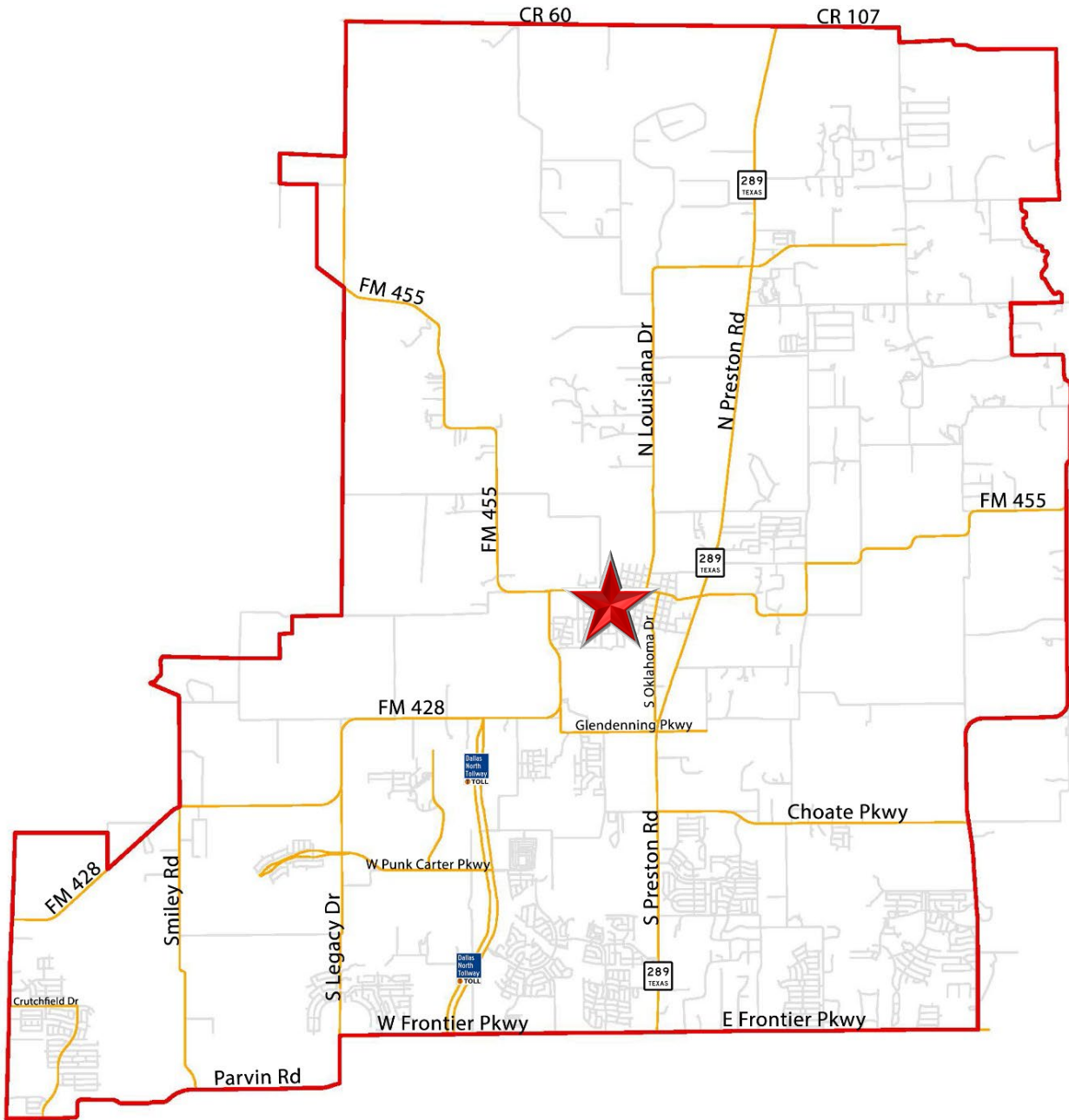
MAJOR MODIFICATIONS

Downtown Commission
June 1, 2023



APPLICANT REQUEST

Conduct a public hearing to consider and act upon Major Modifications to the Downtown Code Architectural Standards for a home conversion to a Retail/Store/Restaurant use located at 107 S. Colorado Drive.





LOCATION MAP

The subject property is generally located west of Colorado Drive and 75 feet north of Main Street, within the Patio Commons District

PROJECT BACKGROUND

- The owner is in the process of converting a single-family home to a commercial space for a Retail/Store/Restaurant use
- The anticipated tenant, The Wick, desires to operate a scratch kitchen with signature cocktails and indoor and outdoor dining options
- The Downtown Code requires new construction to adhere to the Historic Texas Architectural Style characteristic of structures built from the 1890s to the 1930s
- The applicant has proposed a Scandinavian style home that does not meet the Historic Texas Architectural Style
- The applicant is seeking Major Modifications from the Downtown Code architecture regulations in order to construct the home as proposed

PROPOSED ELEVATIONS



Composite Norwegian Board
Siding in Japanese Cedar

DOWNTOWN COMMISSION DUTIES

- Approve/disapprove major modifications for the Downtown district
- Approve/disapprove appeals from staff regarding interpretation and minor modifications
- Promote design guidelines for the Downtown district
- Review any long-range planning activities of the Downtown
- Recommend policies pertaining to the Downtown to City Council
- Discuss, review, and recommend policies pertaining to gentrification and Downtown residential living

MAJOR MODIFICATIONS OVERVIEW

- The Downtown Commission is responsible for reviewing major modification requests, and the decision to approve or deny a request shall be based on the following considerations:
 - Hardship (not self-imposed or financially motivated)
 - How the exception achieves DTC principles
 - Impact to surrounding neighborhood
 - Pedestrian orientation and walkability

MAJOR MODIFICATIONS OVERVIEW

- When reviewing requests for modifications, the Downtown Commission shall consider the following principles:
 - Development shall enhance Celina's position as the region's predominant economic, civic, entertainment, and cultural center
 - Development shall positively contribute to unique mobility corridors with high-quality public realms
 - Development shall provide and maintain compatible transitions of form, use, and scale between existing and new development
 - Reinvestment in existing neighborhoods shall enhance existing characteristics and heritage
 - Historic resources shall be preserved, restored, and protected to the extent practicable, and new construction should have a Historic Texas design with special consideration given to the design of the public realm
 - Parking and access shall be balanced in a pedestrian- and bicycle-oriented manner
 - Landscape and public art shall be provided
 - Design of development shall be sustainable in how it caters to the people who experience Downtown, impacts the environment, and provides a tenacious fiscal return
 - Diversity of housing types, styles, prices, and sizes shall be encouraged
 - Administration of the Downtown Code shall prioritize reducing barriers to entry for new businesses

HISTORIC TEXAS IMAGERY



12



PROPOSED ELEVATIONS



Original

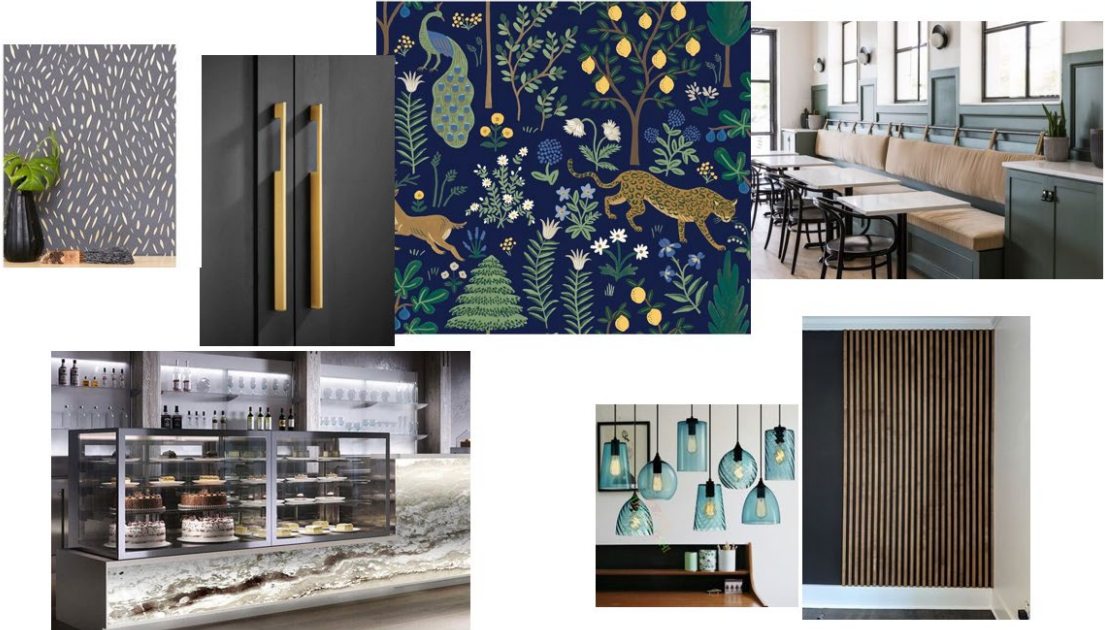


Approved Renovations

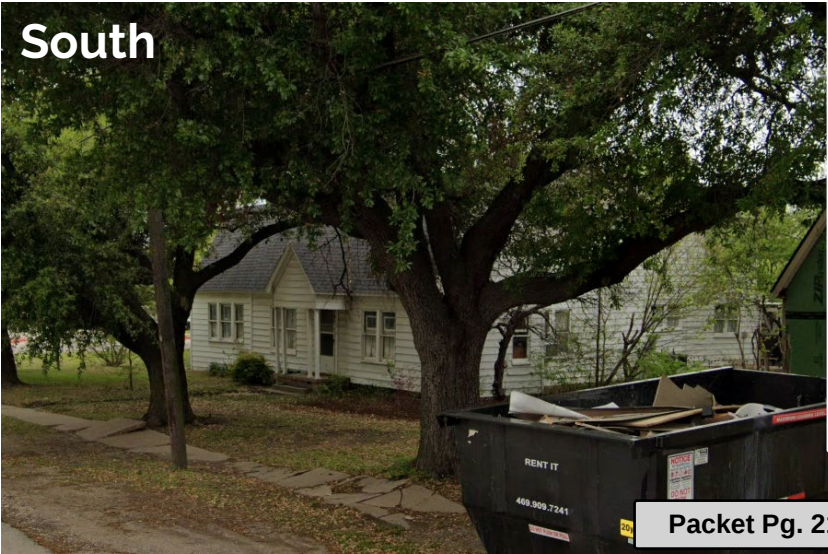


Revised Request

CONCEPT IMAGERY



ADJACENCY



Attachment: Staff Presentation (The Wick (Swirls Bakery) – Major Modifications)

ADJACENCY



POLICY CONSIDERATIONS

- The Downtown Code requires home conversions to retain a residential character
- The proposed design does not meet the Historic Texas Architectural Style that the code requires
- The Scandinavian architectural style is not common in the surrounding neighborhood
- The Downtown Code was not intended to prohibit architectural diversity or innovation
- The surrounding properties are a mixture of architectural styles and land uses without a predominant theme
- The Patio Commons District is supposed to showcase the following four themes: Texas, family-friendly, outdoor living, and entertainment
- The proposed use meets the vision of the Downtown Code

RECOMMENDATION

- Notices were published in compliance with State and local law
- Staff recommends approval as presented
 - The proposed project retains a residential character, even if it is not a Historic Texas façade
- The Downtown Commission is the final approval authority for Major Modifications



May 15, 2023

Dear Downtown Commission,

We purchased 107 S. Colorado St. in February 2022. When we purchased this property, the roof was caving in, there was a large couch left on the front porch (not the outdoor kind 😊), and the yard was neglected and overgrown. The property was undesirable and did not leave a good impression for visitors of the beautiful downtown square.

We have already kickstarted renovations with \$140,000 currently invested in the property. We decided to save this home from 1940, but to give it a modern facelift. The floor to ceiling glass on the front has transformed this home into a commercial space. We feel that our project further drives home to residents and visitors alike that Celina is a prospering community with a future vision that will continue to attract business owners and newcomers to the area.

We are coming to you today with the request to take our vision to the finish line by adding a wood slat wall next to the front windows. This material is made out of a UV protected and water-resistant composite, so it will withstand the test of time. The TREX deck will coordinate with the wood slat wall. My husband is from Denmark, and I lived in northern Europe for nearly 8 years, so we are bringing those clean and crisp Scandinavian lines to Celina's downtown square. We hope you will be on board with our vision to create a unique downtown that is far from cookie cutter with different architectural styles that will complement one another.

We are excited about our partnership with Kim & Cleve Wickliffe, and their desire for a made-from-scratch kitchen, signature cocktails with indoor and outdoor dining options with fire pits and live music, another sought after destination in the Celina downtown square.

Thank you for your consideration.

Sincerely,

Benny & Megan Christensen

Attachment: Letter of Intent (The Wick (Swirls Bakery) – Major Modifications)