



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 19, 2023
5:30 PM**

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. WORKSESSION

The Planning & Zoning Commission will convene in 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.

III. 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 & Zoning Commission.

A. Minutes Approval:

1. Minutes from the August 15, 2023, Planning & Zoning Commission meeting.

- B. Consider and act upon a Preliminary Plat for Celina Gateway, being approximately 15 acres; generally located at the northeast corner of Preston Road and Frontier Parkway. (Celina Gateway (NEC Preston & Frontier) - Preliminary Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS

- A. Conduct a public hearing to consider and act upon a request to rezone approximately 13 acres to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO); generally located north of Glendenning Parkway and approximately 450 feet east of Preston Road, within the City Limits. (Rayburn Park - Rezoning)

- B. Conduct a public hearing to consider and act upon a request to zone approximately 16 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) and Single-Family Residential, Attached District (SF-A) base zoning; generally located west of FM 455 and approximately 1,220 feet south of future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Oaks Ranch – PD Zoning)
- C. Conduct a public hearing to consider and act upon a request to zone approximately 119 acres to a Planned Development (PD) with the Dallas North Tollway Overlay District (DNTD) base zoning; generally located north and south of future O'Brien Drive, and approximately 1,150 feet west of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Legacy Hills Remainder – PD Zoning)

V. **ADJOURNMENT**

The Planning & Zoning 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.



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, AUGUST 15, 2023
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Russell Boswell	City of Celina	Commissioner	Absent	
Michael Dawson	City of Celina	Commissioner	Present	
Brandon Grumbles	City of Celina	Commissioner	Present	
Daniel Rojas	City of Celina	Commissioner	Present	
Daniel Trigo	City of Celina	Commissioner	Present	
Shawn Bain	City of Celina	Chair	Present	
Bryan Poché	City of Celina	Vice Chair	Present	
Dusty McAfee AICP	City of Celina	Executive Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Director	Present	
Kari White AICP	City of Celina	Planning Manager	Present	
Bella Lopez	City of Celina	Senior Planner	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	
Victoria Kiker	City of Celina	Senior Planner	Present	

Chair Bain called the meeting to order at 5:30 p.m., established a quorum, and led those present in a salute to the American and Texas flags.

II. WORKSESSION:

The Planning & Zoning Commission held a Worksession to discuss future agenda items, update on Council actions, training topics, and request for business consideration.

III. CONSENT AGENDA:

Minutes Acceptance: Minutes of Aug 15, 2023 5:30 PM (Minutes Approval)

A. Minutes Approval:

- Minutes from the July 18, 2023, Planning & Zoning Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bryan Poché, Vice Chair
SECONDER:	Michael Dawson, Commissioner
AYES:	Dawson, Grumbles, Rojas, Trigo, Bain, Poché
ABSENT:	Boswell

IV.

PUBLIC HEARINGS:

- Conduct a public hearing to consider and act upon a request to zone approximately 102 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R) and Single-Family, Attached District (SF-A) base zoning, generally located north of Parvin Road and approximately 2,600 feet west of Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Celina Parvin – PD Zoning)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

No one came forward to speak, and the public hearing was closed.

The commissioners discussed the item.

Commissioner Rojas motioned to approve the item as proposed.

Vice Chair Poché seconded the motion.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Daniel Rojas, Commissioner
SECONDER:	Bryan Poché, Vice Chair
AYES:	Dawson, Grumbles, Rojas, Trigo, Bain, Poché
ABSENT:	Boswell

- Conduct a public hearing to consider and act upon a request to rezone approximately 18 acres to a Planned Development (PD) with the Collin County Outer Loop Overlay District (CCOLO) base zoning, and modified development standards; generally located at the northeast corner of future Coit Road and the Collin County Outer Loop, within the City Limits. (Stone Tract Resubmittal – PD Zoning)

Mr. Pollard presented the staff report.

Chair Bain opened the public hearing.

Applicant Connor Nichols, 312 W. Main Street, Celina, Texas, 75009, presented to the Commission and stated that he was available to answer any questions.

Commissioner Trigo asked for clarification on the City Council discussion and acreage.

Mr. Nichols responded that the City Council previously denied the request, and that the right-of-way dedications for the Collin County Outer Loop and Coit Road reduce the developable area of the tract.

No one else came forward to speak and the public hearing was closed.

The commissioners discussed the item.

Vice Chair Poché motioned to approve the item as proposed.

Commissioner Trigo seconded the motion.

All were in favor, and the item was approved.

Minutes Acceptance: Minutes of Aug 15, 2023 5:30 PM (Minutes Approval)

RESULT: APPROVED [UNANIMOUS]
MOVER: Bryan Poché, Vice Chair
SECONDER: Daniel Trigo, Commissioner
AYES: Dawson, Grumbles, Rojas, Trigo, Bain, Poché
ABSENT: Boswell

- C. Conduct a public hearing to consider and act upon a request to zone approximately 16 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) and Single-Family Residential, Attached District (SF-A) base zoning; generally located west of FM 455 and approximately 1,220 feet south of future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Oaks Ranch – PD Zoning)

Chair Bain noted that the item was to be tabled and opened the public hearing.

No one came forward to speak and the public hearing was closed.

Commissioner Grumbles motioned to table the item until the September 19, 2023 regular meeting.

Commissioner Dawson seconded the motion.

All were in favor, and the motion was approved.

RESULT: TABLED [UNANIMOUS] **Next: 9/19/2023 5:30 PM**
MOVER: Brandon Grumbles, Commissioner
SECONDER: Michael Dawson, Commissioner
AYES: Dawson, Grumbles, Rojas, Trigo, Bain, Poché
ABSENT: Boswell

- D. Conduct a public hearing to consider and act upon a request to amend approximately 30 acres of Planned Development (PD) No. 17 with the Dallas North Tollway Overlay District (DNTD) base zoning and modified development standards; generally located east of Dallas Parkway and approximately 1,200 feet south of future Glendenning Parkway, within the City Limits. (Thomas Tract – PD Amendment)

Kari White, Planning Manager, presented the Staff report.

Chair Bain opened the public hearing.

Applicant Alexa Knight, 6813 Prestonsire Lane, Dallas, Texas, 75225, delivered a presentation and stated that she was available to answer any questions.

Commissioner Rojas asked the applicant what deviations from the current base standards of the Dallas North Tollway Zoning District were proposed.

Ms. Knight responded that the developer desires flexibility in the parking.

Vice Chair Poché asked if the applicant would consider two-story, structured parking.

Ms. Knight responded that a two-story parking garage would not be sufficient for the combined commercial and multi-family components.

Commissioner Trigo stated that the Dallas North Tollway Overlay was purposefully created and should be upheld.

No one else came forward to speak and the public hearing was closed.

The commissioners discussed the item.

Vice Chair Poché motioned to deny the item as proposed.

Commissioner Trigo seconded the motion.

All were in favor, and the item was denied.

RESULT:	DEFEATED [UNANIMOUS]
MOVER:	Bryan Poché, Vice Chair
SECONDER:	Daniel Trigo, Commissioner
AYES:	Dawson, Grumbles, Rojas, Trigo, Bain, Poché
ABSENT:	Boswell

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, to modify the Downtown Code. (Downtown Code– Text Amendment)

Dusty McAfee, Executive Director of Development Services, presented the Staff report.

Chair Bain opened the public hearing.

Connor Nichols, 312 W. Main Street, Celina, Texas, 75009, asked to better define the Historic Texas Architectural Style and Major Modifications within the text amendment to avoid confusion during permitting. Mr. McAfee responded that the Historic Texas Architectural Style is defined as characteristic of the 1890s to 1930s, and noted there are pictures and text within the amendment that help define the style further. Additionally, the definition of a Major Modification is any deviation that does not qualify as a Minor Modification.

Chair Bain asked who determines when a Major Modification is required.

Mr. McAfee responded that Staff makes the determination.

Commissioner Trigo asked how many Major Modifications Staff would expect to process in a year.

Mr. McAfee stated that there have been four Major Modifications within the past two years, and the intent of the Addendum is to provide a predictable outcome for Downtown stakeholders.

No one else came forward to speak and the public hearing was closed.

The commissioners discussed the item.

Commissioner Dawson motioned to approve the item as proposed.

Commissioner Trigo seconded the motion.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Dawson, Commissioner
SECONDER:	Daniel Trigo, Commissioner
AYES:	Dawson, Grumbles, Rojas, Trigo, Bain, Poché
ABSENT:	Boswell

V. **ACTION ITEMS:**

A. Consider and act upon a resolution adopting the Neighborhood Vision Book. (Multi-Family & Commercial Vision Book)

Mr. McAfee presented the staff report.

Chair Bain opened the public hearing.

No one came forward to speak and the public hearing was closed.

The commissioners discussed the item.

Commissioner Rojas motioned to approve the item as proposed.

Vice Chair Poché seconded the motion.

All were in favor, and the item was approved.

RESULT: **APPROVED [UNANIMOUS]**

MOVER: Daniel Rojas, Commissioner

SECONDER: Bryan Poché, Vice Chair

AYES: Dawson, Grumbles, Rojas, Trigo, Bain, Poché

ABSENT: Boswell

VI. ADJOURNMENT:

Chair Bain adjourned the meeting at 6:57 p.m.

Minutes Acceptance: Minutes of Aug 15, 2023 5:30 PM (Minutes Approval)



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Madhuri Mohan AICP, Planning Director
Date: September 19, 2023
Re: Celina Gateway (NEC Preston & Frontier) - Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for Celina Gateway, being approximately 15 acres; generally located at the northeast corner of Preston Road and Frontier Parkway. (Celina Gateway (NEC Preston & Frontier) - Preliminary Plat)

Owner/Developer:

KFM Engineering & Design
3501 Olympus Blvd., Ste. 100
Dallas, TX 75019

Background Information:

The preliminary plat shows eight commercial lots, and is in conformance with Celina's subdivision regulations.

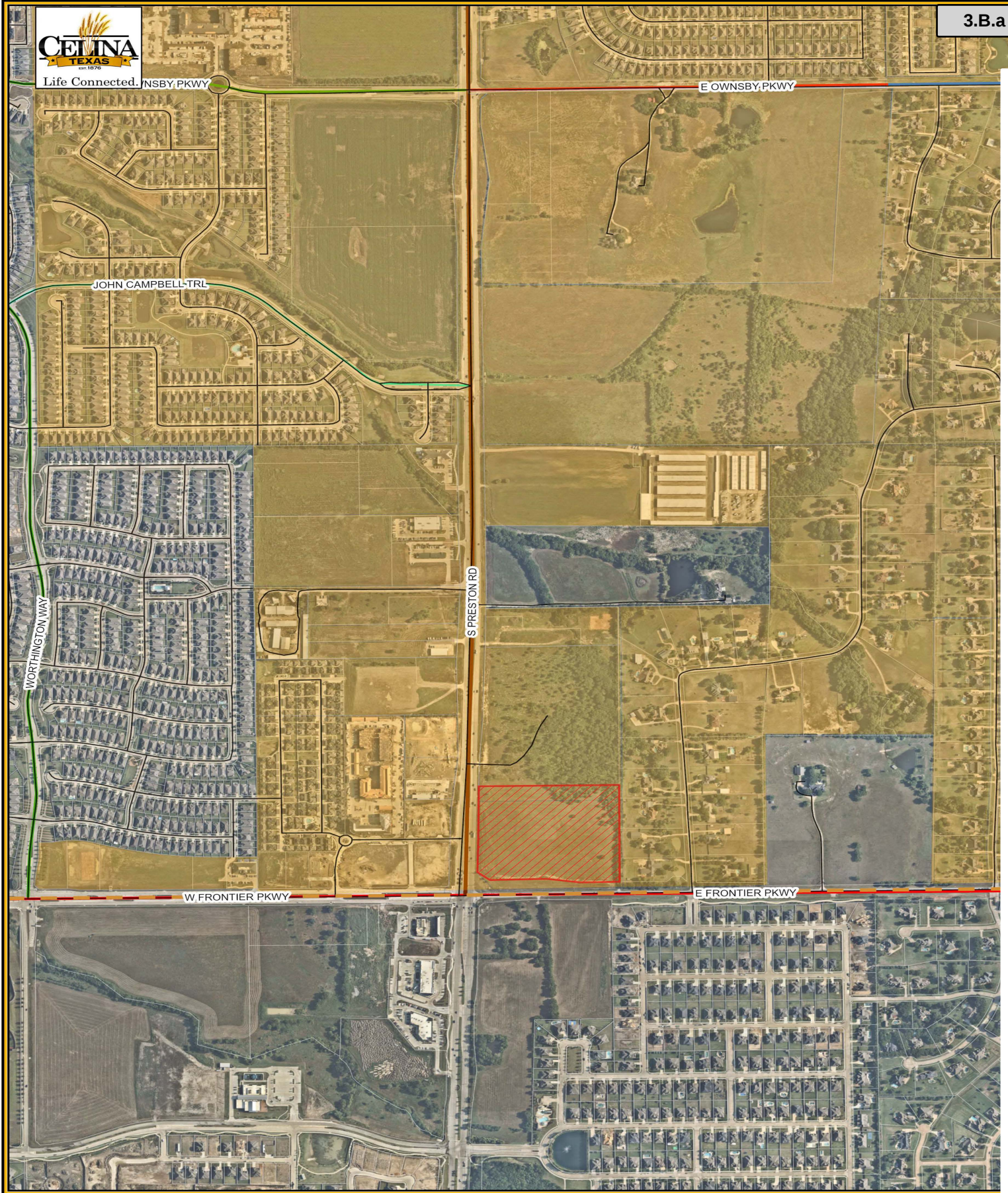
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Preliminary Plat

Staff Recommendation:

Staff recommends approval on the condition that all staff comments are addressed.



Legend

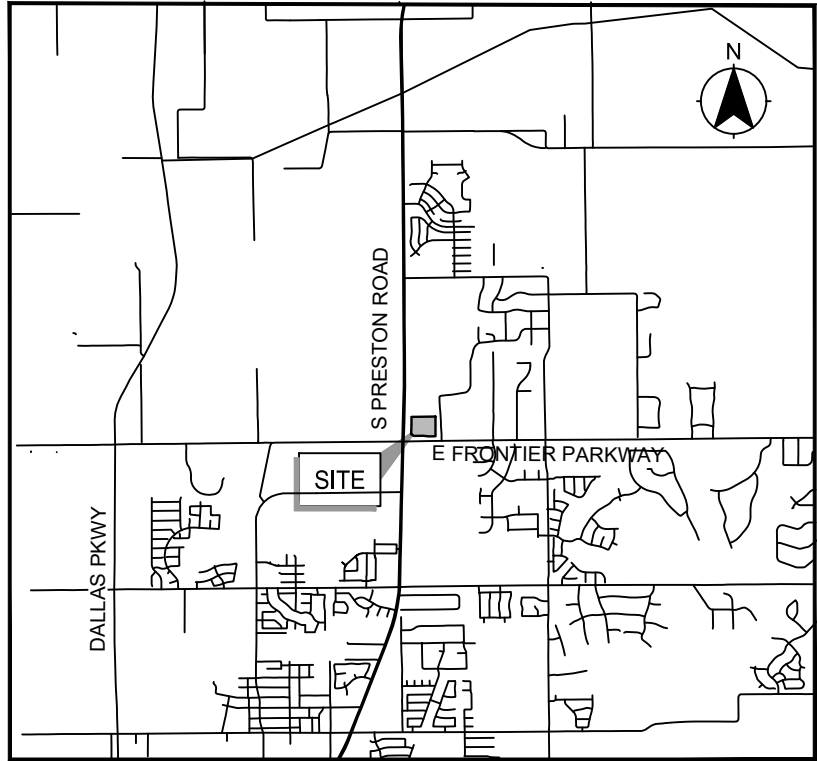
- Subject Property
- City Limits
- Roads
- Parcels

**Celina Gateway
Location Map
City of Celina**

7/31/2023



0 500 1,000
Feet



1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPOUNDING AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES.
3. ALL COMMON AREAS, DRAINAGE EASEMENTS, AND DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY THE HOA/PA. ANY COMMON AREAS WITHIN THE CITY'S RIGHT-OF-WAY ARE REQUIRED TO BE AN HOA "X" LOT.
4. ALL COMMON AREAS/ROA LOTS OR FLOODPLAIN MAY CONTAIN A PUBLIC TRAIL AND SHALL BE SUBJECT TO ACCESS TO THE TRAIL AND SHALL BE USED AS THE TRAIL.
5. NOTICE - SELLING A PORTION OF THIS ADDITION MAY BE VIOLATED AS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
6. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
7. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOOD PLAIN.
8. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO THE COMMUNITY PLAN NO. 4686201201, DATED 02/20/09, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS.
9. BEARING ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH-CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83).
10. ALL PARKING SPACES REQUIRED OF NEW DEVELOPMENT SHALL BE RESERVED FOR THE USE OF THE HOA/PA MEMBERS, BOTH ON-SITE AND ADJACENT (COMMERCIAL DEVELOPMENT ONLY).
11. NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY.

---	BOUNDARY LINE
---	PROPOSED LOT LINE
AC.	ACRES
S.F.	SQUARE FEET
F.L.U.A.E.	FIRE LANE, UTILITY, ACCESS EASEMENT

BEING ALL OF THAT TRACT OF LAND SITUATED IN THE JONATHAN WESTOVER SURVEY, ABSTRACT NO. 1030, CITY OF CELINA, COLLIN COUNTY, TEXAS, AND BEING THE REMAINDER OF A CALLED 10.50 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO BLUE STAR LAND LP, RECORDED IN INSTRUMENT NO. 2003-0140654 (VOLUME 5470, PAGE 2182), OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/4-NCH IRON ROD WITH A CAP STAMPED "ALLIANCE" FOUND IN THE WESTERLY LINE OF PRESTON HILLS ADDITION, AN ADDITION TO THE TOWN OF PROSPER, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET C, PAGE 784, CORNER OF COLLIN COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF SAID 15.00 ACRE TRACT, COMMON TO THE SOUTHEAST CORNER OF SAID 20.015 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO PRESTON FRONTIER LP, RECORDED IN INSTRUMENT NO. 20210811001625070, SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 00°20'35" EAST, WITH THE EASTERLY LINE OF SAID 15.00 ACRE TRACT AND THE WESTERLY LINE OF SAID PRESTON HILLS ADDITION, A DISTANCE OF 716.20 FEET TO A 1/4-NCH IRON ROD WITH A CAP STAMPED "NPS 8877" SET (HEREINAFTER REFERRED TO AS CAPPIED IRON ROD SET) IN THE NORTHERLY LINE OF FRONTIER PARKWAY ADDITION, A CORNER OF SAID 20.015 ACRE TRACT OF LAND DESCRIBED AS PARCEL 2 IN THE DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 2021021100026810, SAID OFFICIAL PUBLIC RECORDS;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FRONTIER PARKWAY AND THE NORTHERLY LINE OF SAID PARCEL 2, THE FOLLOWING COURSES:

1. SOUTH 88°52'23" WEST, A DISTANCE OF 199.55 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "TXDOT" FOUND FOR AN ANGLE POINT;

2. NORTH 82°43'49" WEST, A DISTANCE OF 352.15 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED "TXDOT" FOUND FOR AN ANGLE POINT;

3. SOUTH 88°34'29" WEST, A DISTANCE OF 202.32 FEET TO A POINT IN A SOUTHWESTERLY LINE OF SAID 15.00 ACRE TRACT AT THE SOUTHERLY END OF A CORNER CLIP AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FRONTIER PARKWAY AND THE EASTERLY RIGHT-OF-WAY LINE OF PRESTON ROAD (STATE HIGHWAY 289) FOR THE NORTHWEST CORNER OF SAID PARCEL 2, FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS NORTH 89°24'49" EAST, A DISTANCE OF 0.80 FEET;

THENCE NORTH 46°41'29" WEST, WITH THE SOUTHWESTERLY LINE OF SAID 15.00 ACRE TRACT AND SAID CORNER CLIP, A DISTANCE OF 88.57 FEET TO A 1/4-INCH IRON ROD FOUND FOR AN ANGLE POINT;

THENCE NORTH 88°51'33" WEST, WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID PRESTON ROAD AND A SOUTHERLY LINE OF SAID 15.00 ACRE TRACT, A DISTANCE OF 19.60 FEET TO A CAPPIED IRON ROD SET FOR THE WESTERMOST SOUTHWEST CORNER OF SAID 15.00 ACRE TRACT;

THENCE NORTH 01°28'16" EAST, CONTINUING WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID PRESTON ROAD AND THE WESTERLY LINE OF SAID 15.00 ACRE TRACT, A DISTANCE OF 197.67 FEET TO A CAPPIED IRON ROD SET FOR AN ANGLE POINT, AND A SOUTHERLY LINE OF SAID 15.00 ACRE TRACT OF LAND DESCRIBED AS PARCEL 1 IN THE DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 2011081000083420, SAID OFFICIAL PUBLIC RECORDS;

THENCE SOUTH 89°40'05" EAST, WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID PRESTON ROAD AND THE EASTERLY LINE OF SAID PARCEL 1, A DISTANCE OF 293.98 FEET TO A CAPPIED IRON ROD SET IN THE NORTHERLY LINE OF SAID 15.00 ACRE TRACT FOR THE NORTHEAST CORNER OF PARCEL 1, COMMON TO THE SOUTHEAST CORNER OF A CALLED 0.0139 ACRE TRACT OF LAND DESCRIBED AS PARCEL 33 IN THE DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NO. 2011082800068190, SAID OFFICIAL PUBLIC RECORDS; FROM THE NORTHEAST CORNER OF SAID PARCEL 1, COMMON TO THE SOUTHWEST CORNER OF SAID PARCEL 1, COMMON TO THE SOUTHWEST CORNER OF SAID PARCEL 33 AND THE SOUTHWEST CORNER OF SAID 20.015 ACRE TRACT, BEARS SOUTH 89°24'49" WEST, A DISTANCE OF 5.52 FEET;

THENCE NORTH 89°24'49" EAST, WITH THE NORTHERLY LINE OF SAID 15.00 ACRE TRACT AND THE SOUTHERLY LINE OF SAID 20.015 ACRE TRACT, A DISTANCE OF 870.77 FEET TO THE POINT OF BEGINNING AND ENCLOSING 14.085 ACRES (813,556 SQUARE FEET) OF LAND, MORE OR LESS.

ENGINEER
KFM ENGINEERING
3501 OLYMPUS BLVD, SUITE 100
DALLAS, TEXAS 75019
PHONE: (469) 899-0536
WWW.KFM-LLC.COM
TBPE #: F-20821

Lots 1-8, Block A- Aprox. 14.09 Acres
JONATHAN WESTOVER SURVEY,
Abstract No. 1030
City of Celina, Collin County, Texas

DATE: 2023/06/30



SHEET: 1 OF 2

E. FRONTIER PARKWAY - F.M. 1461
(VARIABLE WIDTH R.O.W.)

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §
I (WE), THE UNDERSIGNED, OWNER(S) OF THE LAND SHOWN ON THIS PLAT WITHIN THE AREA DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
(METES AND BOUNDS DESCRIPTION OF BOUNDARY)
NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
THAT _____, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS FINAL PLAT DESIGNATING THE HEREINABOVE DESCRIBED PROPERTY AS LOT 1-8, BLOCK A-APROX. 14.09 ACRES, AN ADDITION TO THE CITY OF CELINA, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER BY FEE SIMPLE TITLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, ALL STREETS, THOROUGHFARES, ALLEYS, FIRE LANES, DRIVE AISLES, PARKING SPACES, PARKS, AND TRAILS, AND TO THE PUBLIC USE FOREVER EASEMENTS FOR SIDEWALKS, STORM DRAINAGE FACILITIES, FLOODWAYS, WATER MAINS, WASTEWATER MAINS, AND OTHER UTILITIES AND FACILITIES, AND ANY OTHER PROPERTY NECESSARY TO SERVE THE PLAT AND TO IMPLEMENT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND OTHER CITY CODES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND TO FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED. FURTHER, THE UNDERSIGNED COVENANTS AND AGREES THAT HE/SHE SHALL MAINTAIN ALL EASEMENTS AND FACILITIES IN A STATE OF GOOD REPAIR AND FUNCTIONAL CONDITION AT ALL TIMES IN ACCORDANCE WITH CITY CODES AND REGULATIONS. NO BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE INSTALLED, IF APPROVED BY THE CITY OF CELINA. AT NO POINT SHALL ANY OVERHEAD UTILITIES BE INSTALLED ON THE SUBJECT PROPERTY. THE CITY OF CELINA AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO ACCESS AND MAINTAIN ALL RESPECTIVE EASEMENTS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.
BY: REMINGTON PRESTON, LLC
OWNER: _____
TITLE: _____
DATE: _____

STATE OF TEXAS §
COUNTY OF COLLIN §
BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR _____ COUNTY, TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE IS _____, AND THAT HE/SHE IS AUTHORIZED TO EXECUTE THE FOREGOING INSTRUMENT FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TYPE OR PRINT NOTARY'S NAME
MY COMMISSION EXPIRES: _____

CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS § COUNTY OF COLLIN § I, THE UNDERSIGNED, A (LICENSED PROFESSIONAL ENGINEER/ REGISTERED PROFESSIONAL SURVEYOR) IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. (ENGINEER OR SURVEYOR'S SEAL)

LICENSED PROFESSIONAL ENGINEER OR REGISTERED PROFESSIONAL SURVEYOR
DATE STATE OF TEXAS § COUNTY OF _____ § BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.
NOTARY PUBLIC _____ COUNTY, TEXAS

CERTIFICATE OF PLAT APPROVAL
APPROVED _____
CITY DEVELOPMENT OFFICIAL DATE _____
CITY OF CELINA, TEXAS
WITNESS BY HAND THIS _____ DAY OF _____, 20____

CITY SECRETARY
CITY OF CELINA, TEXAS

PRELIMINARY PLAT
CELINA GATEWAY

Lots 1-8, Block A- Aprox. 14.09 Acres
JONATHAN WESTOVER SURVEY,
Abstract No. 1030
City of Celina, Collin County, Texas
DATE: 2023/06/30





Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Madhuri Mohan AICP, Planning Director
Date: September 19, 2023
Re: Rayburn Park - Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 13 acres to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO); generally located north of Glendenning Parkway and approximately 450 feet east of Preston Road, within the City Limits. (Rayburn Park - Rezoning)

Applicant:

DRT Development Group
8235 Douglas Ave., Ste. 720
Dallas, TX 75225

Background Information:

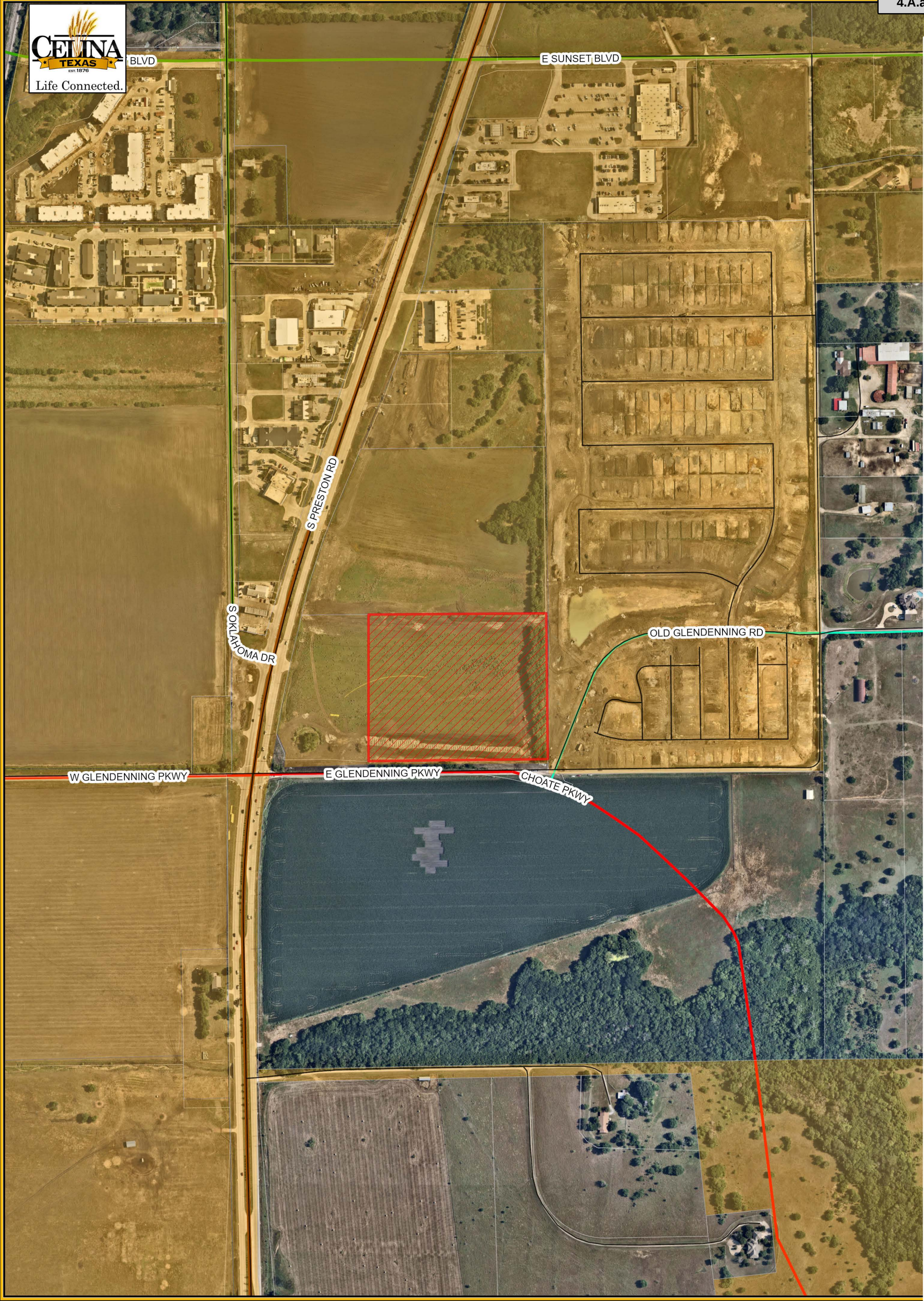
This item is for the rezoning of approximately 13 acres from Agricultural District (AG) to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO). Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Rayburn Park - Rezoning)

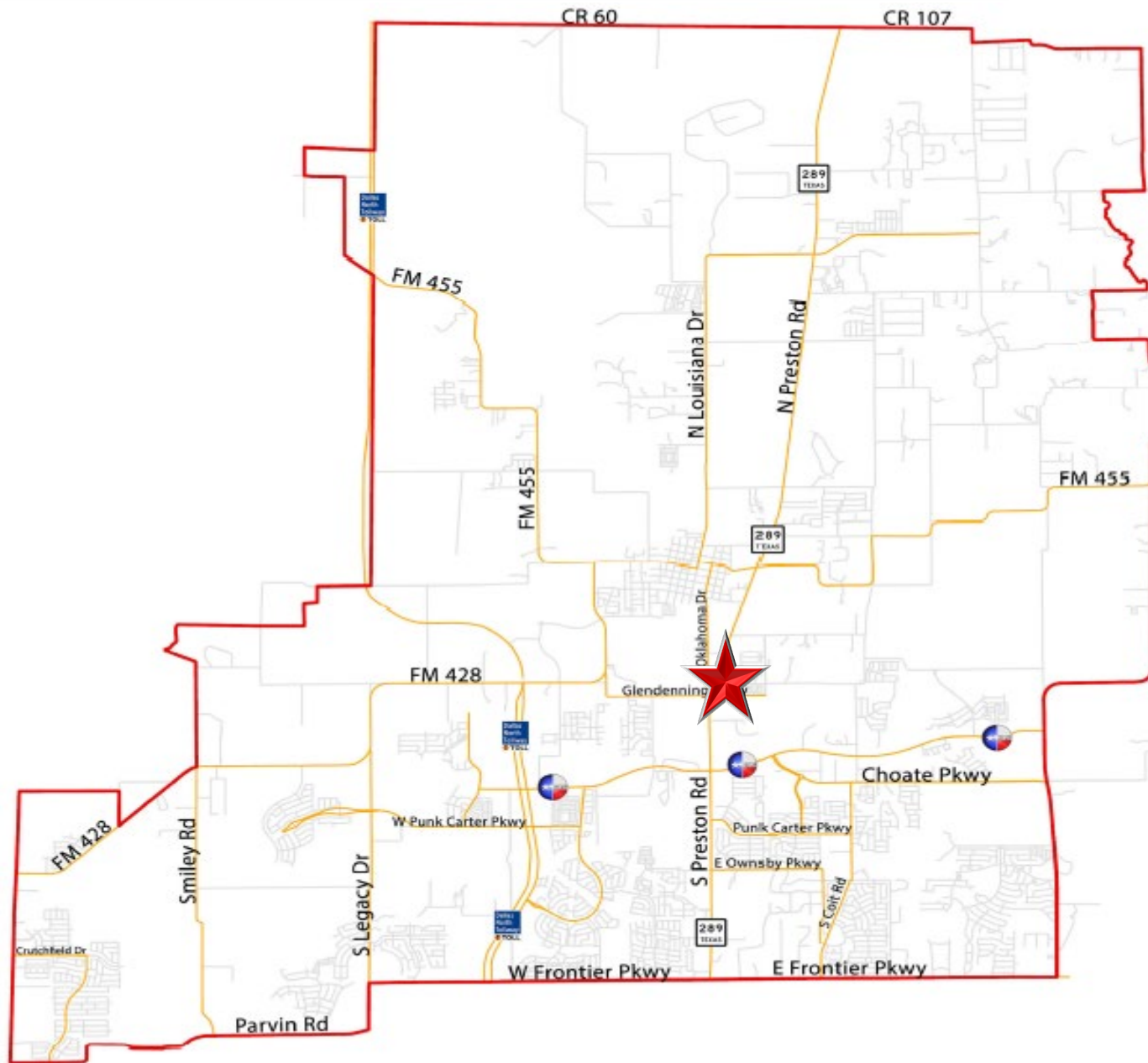
Legend - City Limits - Roads - Parcels - Subject Property	Rayburn Park Location Map City of Celina 8/29/2023	0 430 860 Feet
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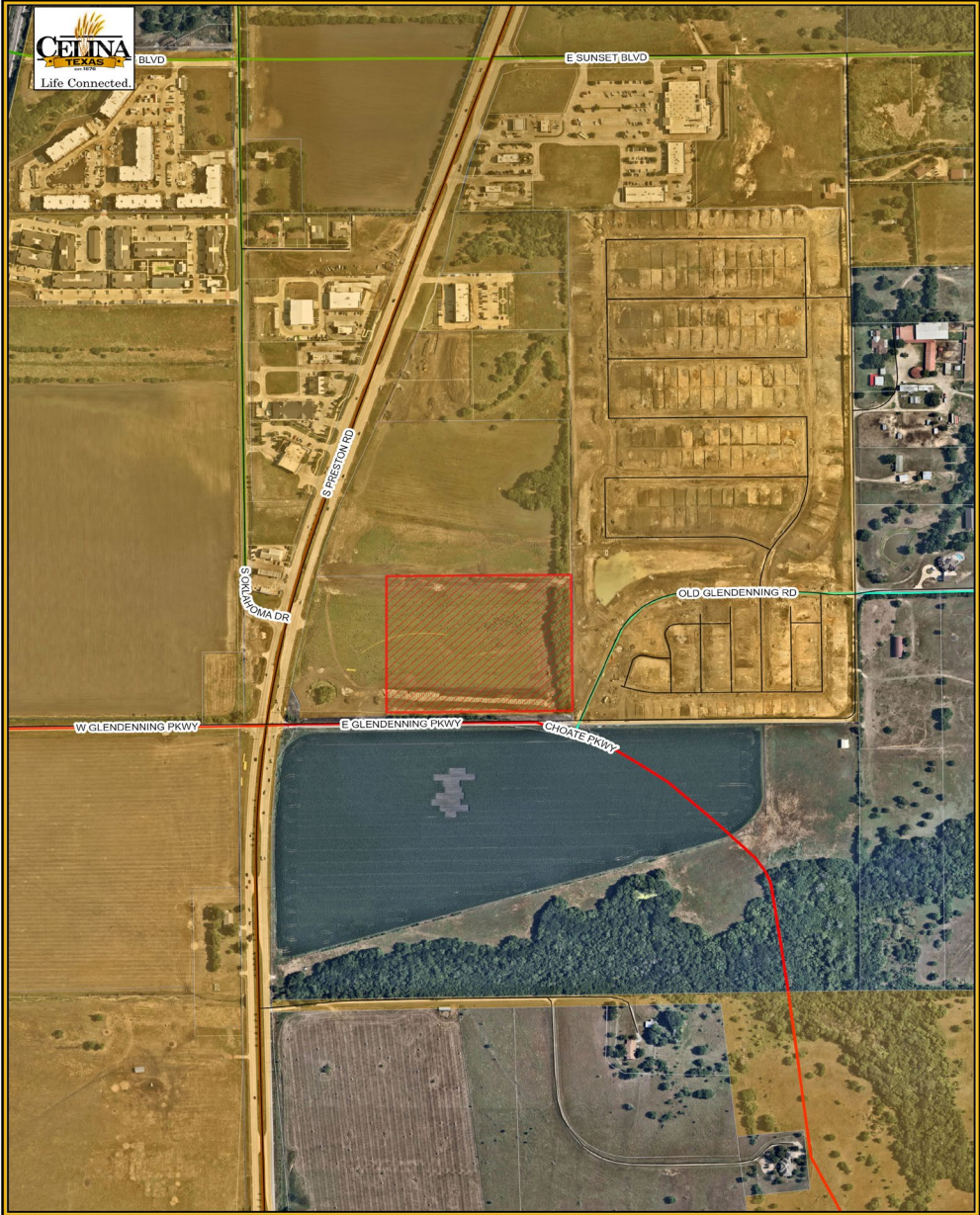
RAYBURN PARK

Rezoning

Planning & Zoning Commission
September 19, 2023







LOCATION MAP

The subject property is generally located north of Glendenning Parkway and approximately 450 feet east of Preston Road

Attachment: Staff Presentation (Rayburn Park - Rezoning)

BACKGROUND

- The subject property is approximately 13 acres, within City Limits, and currently zoned Agricultural District (AG)
- The property was annexed into City Limits and zoned Agricultural District (AG) in 2010
- The applicant is proposing a base zoning of Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO)
- The front tract was commercially zoned in a similar rezoning case in 2022

POLICY CONSIDERATIONS

- The Glendenning Parkway and Preston Road intersection can accommodate larger-scale development
- The proposed zoning request is in conformance with the Future Land Use Plan, which supports Commercial development along the Preston corridor
- Staff has regularly discouraged multi-family zoning proposals over the past few years

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Kari White, Senior Planner
 CC: Madhuri Mohan AICP, Planning Director
 Date: September 19, 2023
 Re: Oaks Ranch - PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 16 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) and Single-Family Residential, Attached District (SF-A) base zoning; generally located west of FM 455 and approximately 1,220 feet south of future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Oaks Ranch – PD Zoning)

Applicant:

Daake Law
 P.O. Box 6250
 McKinney, TX 75071

Background Information:

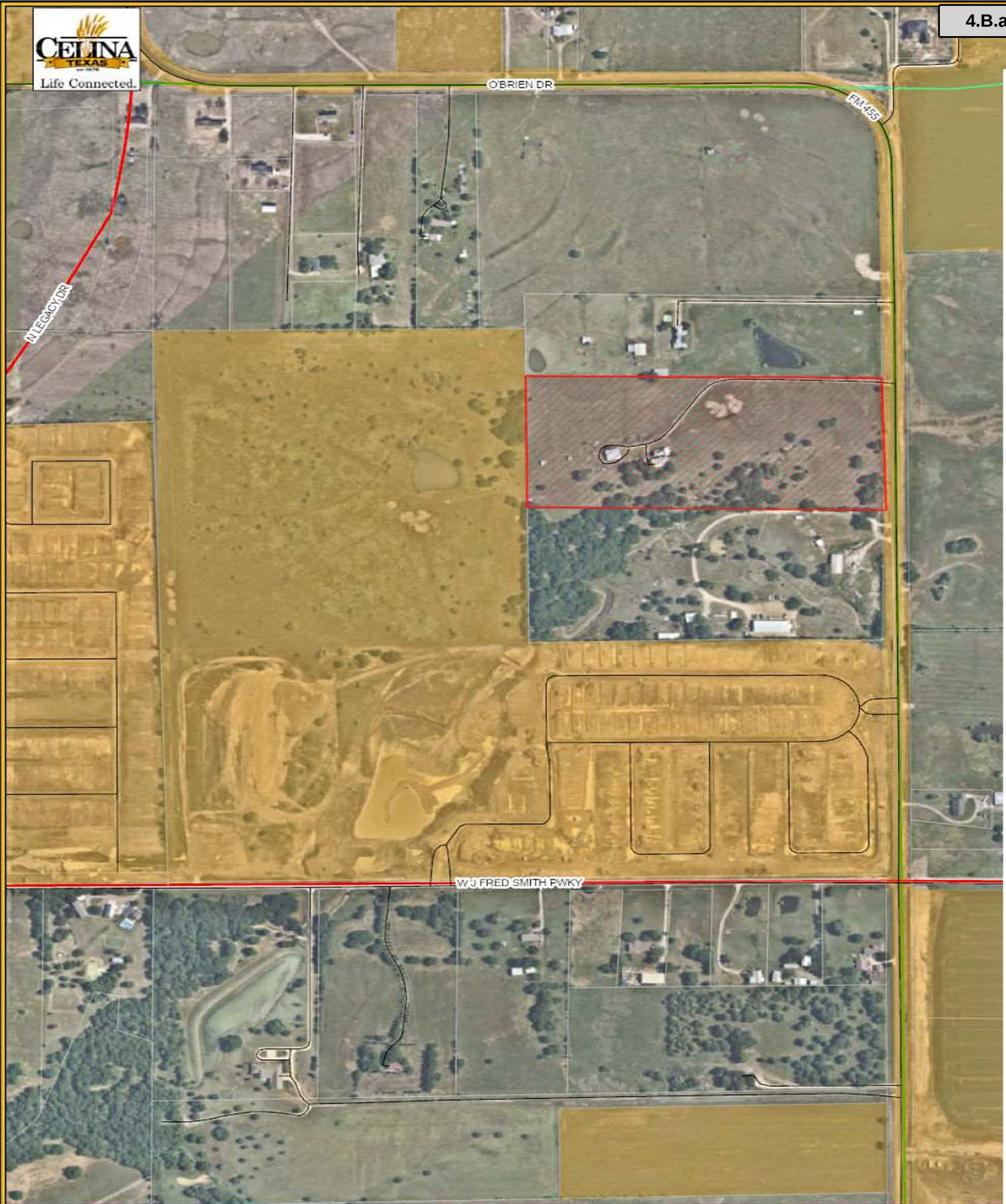
This item is for the zoning of approximately 16 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) and Single-Family Residential, Attached District (SF-A) base zoning, in order to develop a residential neighborhood and/or commercial uses. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



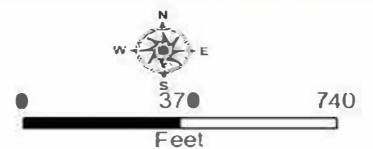
Attachment: Location Map (Oaks Ranch – PD Zoning)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Oaks Ranch Location Map City of Celina

8/8/2023

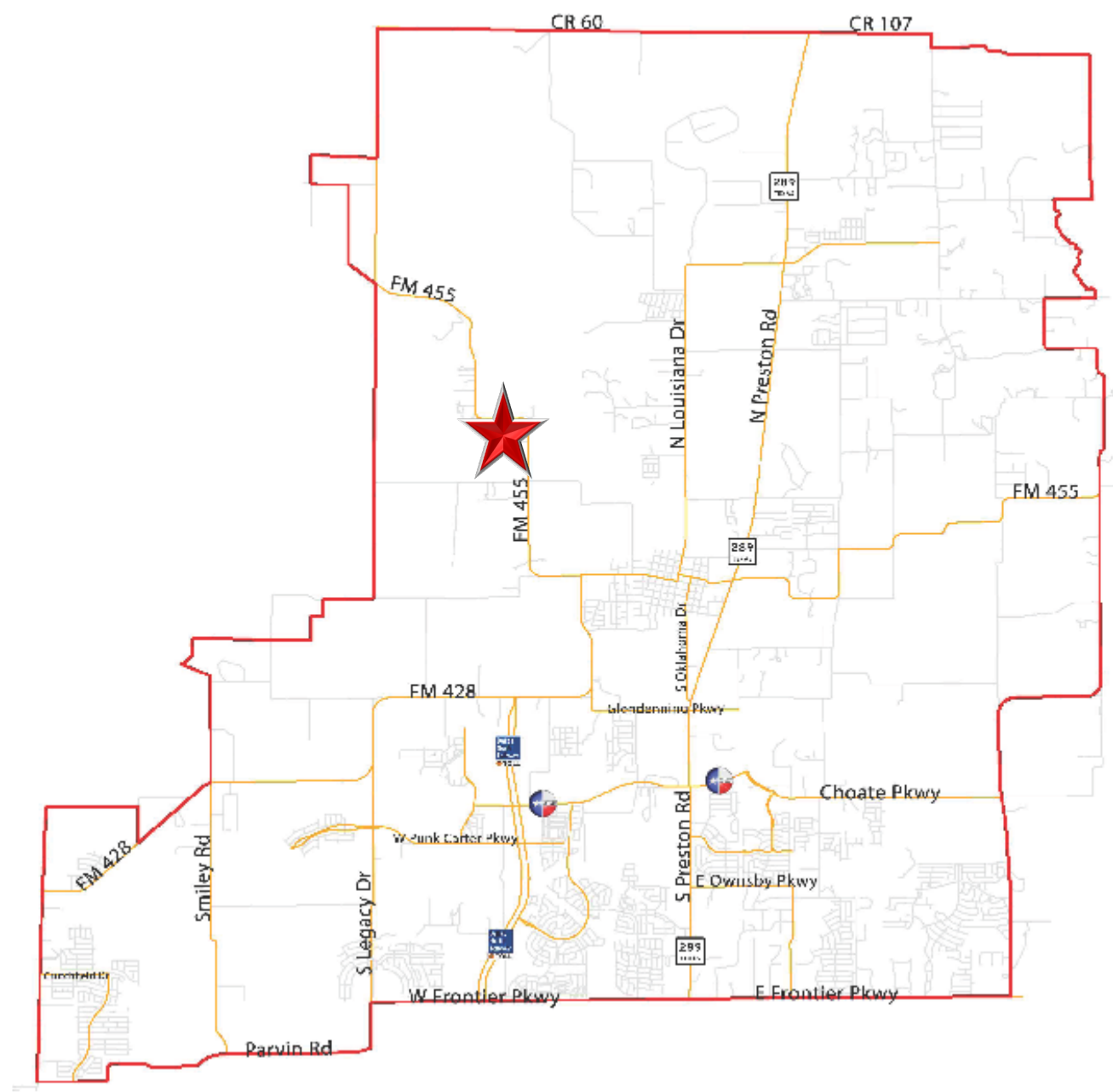


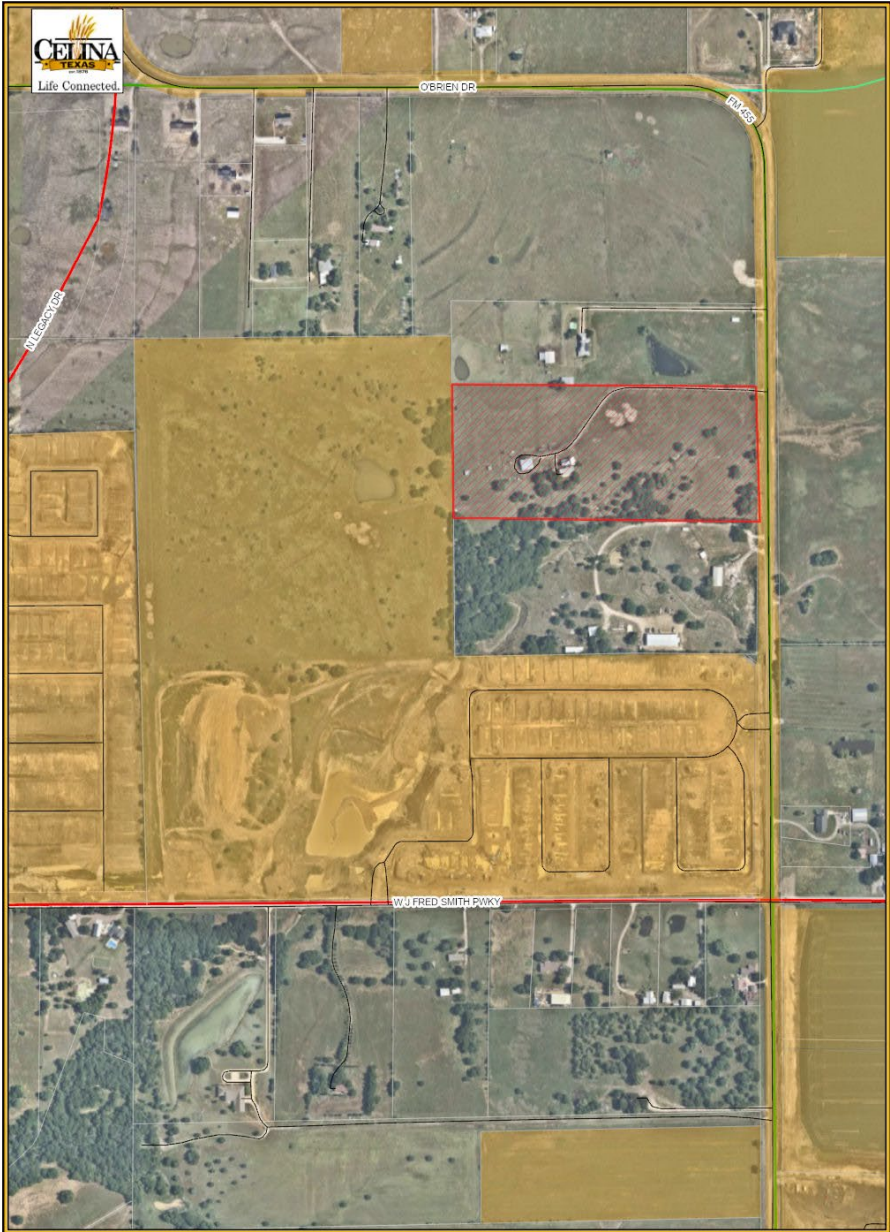
OAKS RANCH DEVELOPMENT

PD Zoning

Planning & Zoning Commission
September 19, 2023







LOCATION MAP

The subject property is generally located west of FM 455 and approximately 1,220 feet south of future O'Brien Drive

BACKGROUND

- The subject property is approximately 16 acres
- The subject property is currently within the Extraterritorial Jurisdiction (ETJ)
- A pre-annexation agreement exists on the property, which would expire in August 2035
- The applicant's proposal is to annex and zone the property to a Planned Development (PD) with Commercial, Office, & Retail District (C) and Single-Family Residential, Attached District (SF-A) base zoning

POLICY CONSIDERATIONS

- The associated annexation brings 16 acres into the City Limits
- City standards will apply
- The two proposed uses allow for flexibility
- Although multi-family was discussed as an option, staff discouraged the use

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

Draft Development Regulations

The property is zoned Planned Development (PD) with a base zoning of Commercial, Office, & Retail District (C) and Single-Family Residential, Attached District (SF-A).

The subject property shall conform to all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City Ordinances, as may be amended.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Madhuri Mohan AICP, Planning Director
Date: September 19, 2023
Re: Legacy Hills Remainder - PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 119 acres to a Planned Development (PD) with the Dallas North Tollway Overlay District (DNTO) base zoning; generally located north and south of future O'Brien Drive, and approximately 1,150 feet west of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Legacy Hills Remainder – PD Zoning)

Background Information:

This item is for the zoning of approximately 119 acres to a Planned Development (PD) with the Dallas North Tollway Overlay District (DNTO) base zoning, in conformance with the associated Development Agreement. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Original Legacy Hills Development Regulations
- Amended Legacy Hills Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



Exhibit City of Celina

Legend

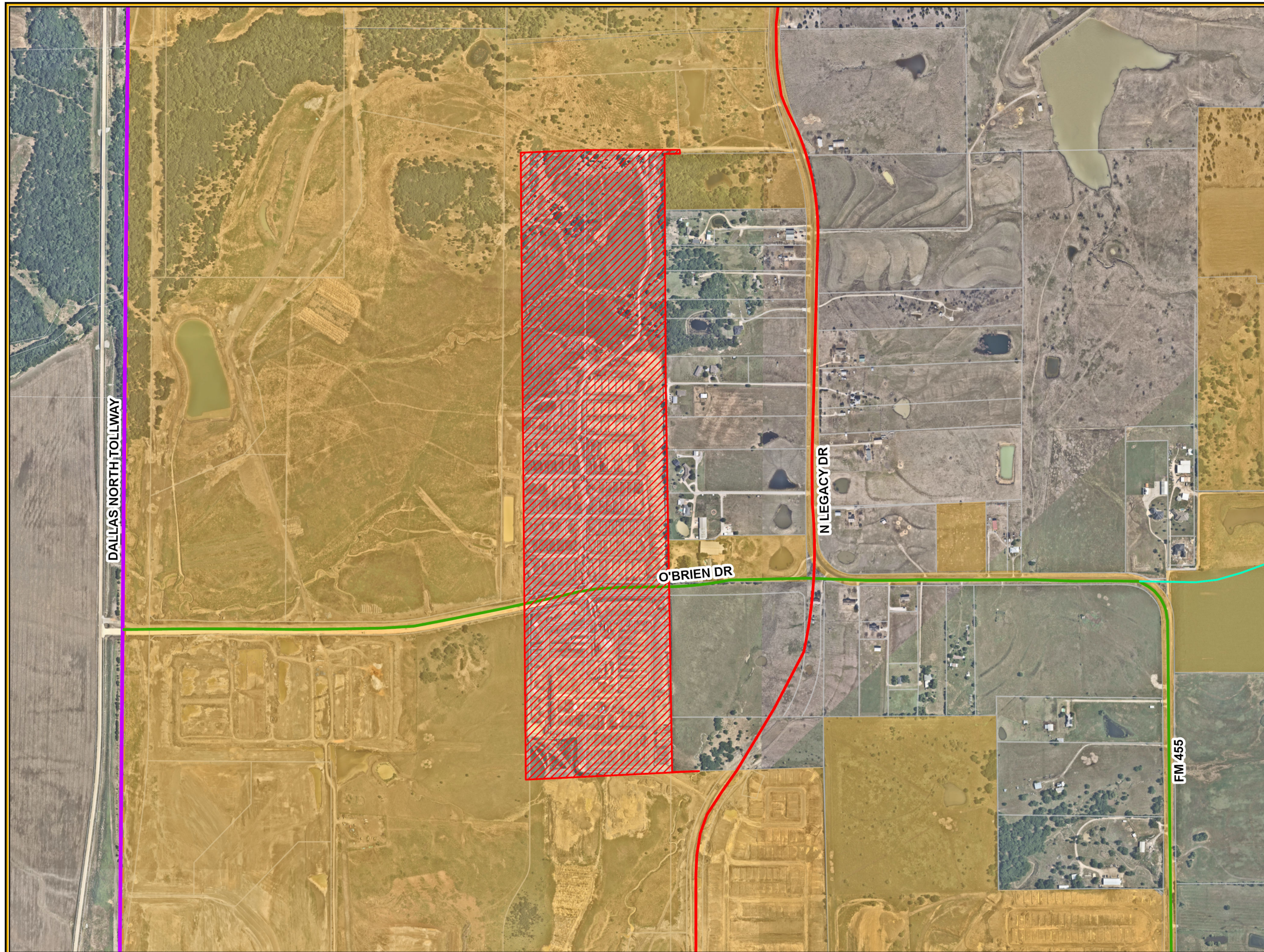
- City Limits
 - Parcels
 - Legacy Hills Remainder
- ### Thoroughfare Plan
- 2LC 60' - 80' ROW***
 - 4/6LD 100' ROW*
 - 4LD 90' - 100' ROW*
 - 6LD 140' ROW*
 - 6LD 120' ROW*
 - 6LD ALT 120' ROW*
 - Freeway/Tollway 400' ROW
 - Outer Loop 500' ROW



0 500 1,000 Feet

9/5/202

Packet Pg. 30

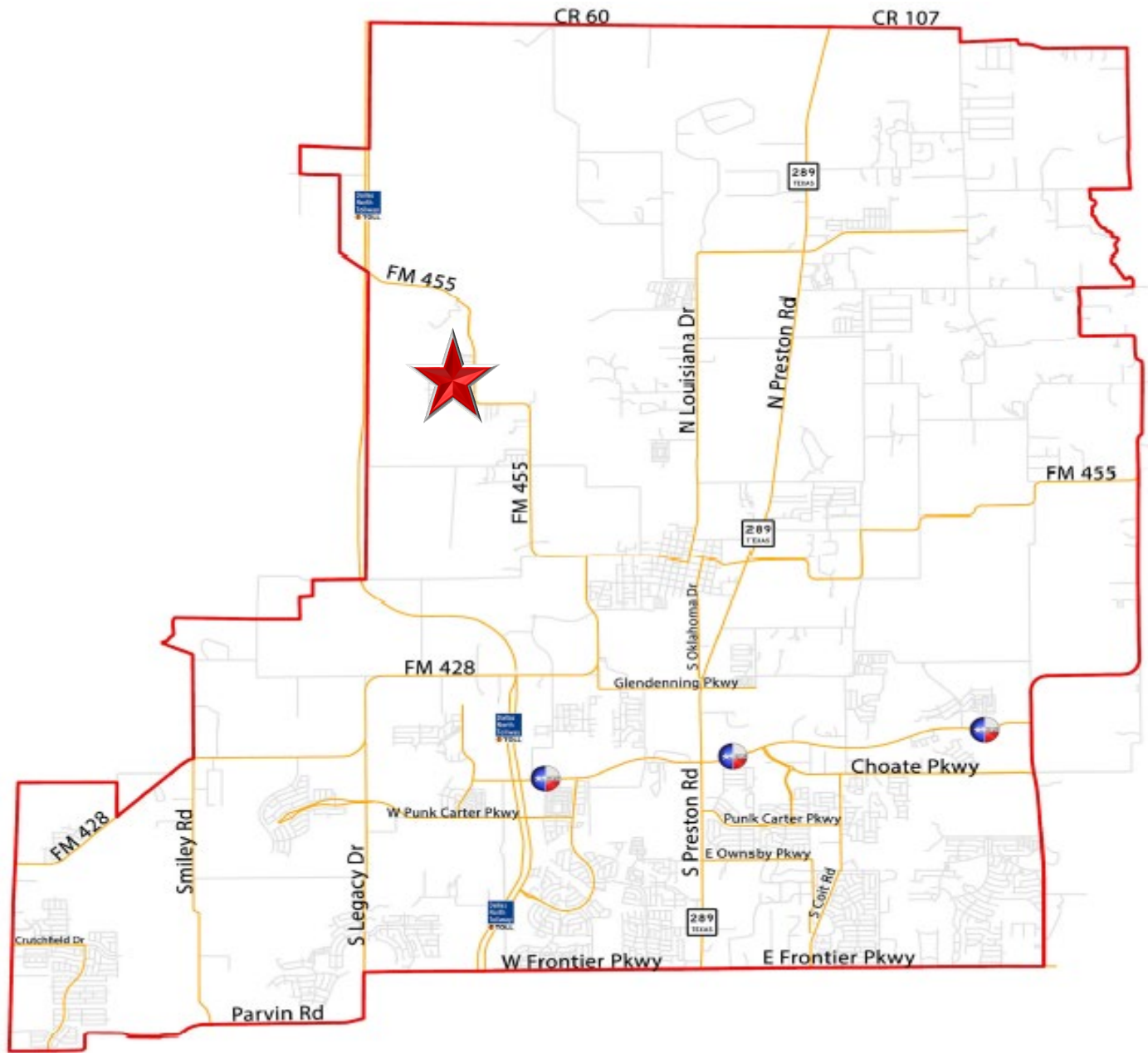


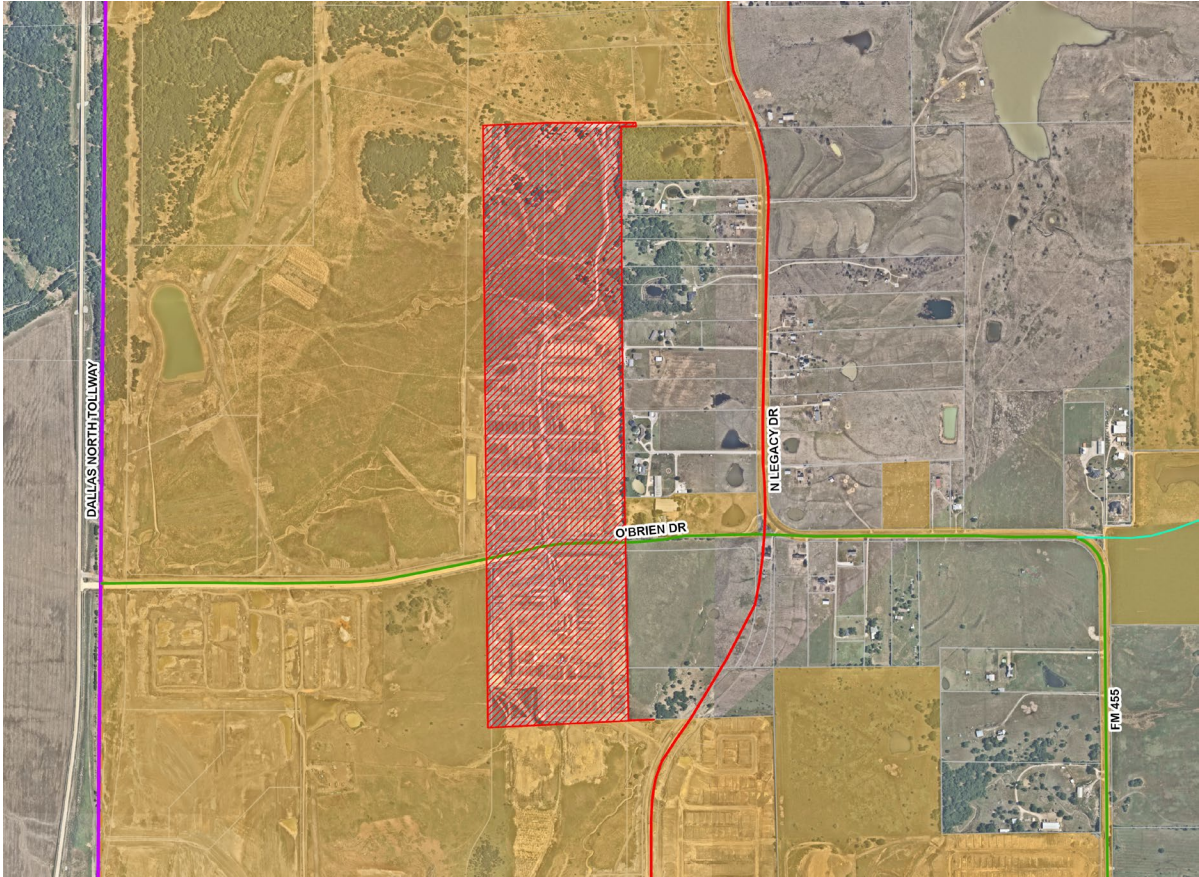
LEGACY HILLS REMAINDER

PD Zoning

Planning & Zoning Commission
September 19, 2023







LOCATION MAP

The subject property is generally located west of Legacy Drive and north and south of future O'Brien Drive, within the Legacy Hills development

BACKGROUND

- The subject property is approximately 119 acres and currently within the Extraterritorial Jurisdiction (ETJ)
- The subject property was included in the Development Agreement for Legacy Hills, which was originally approved in September 2020
- Legacy Hills was originally annexed in October 2010. However, it was recently discovered that this portion of the property was not included in the original annexation, which is the reason for the request

POLICY CONSIDERATIONS

- The subject property is included in the Development Agreement for Legacy Hills
- The proposed annexation and zoning is in conformance with the governing Development Agreement
- The request is for a Planned Development (PD) with the Dallas North Tollway Overlay District (DNTD) base zoning to match the existing zoning

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, per the governing DA

Development Regulations (Original)

I. Single Family Detached Residential. Areas designated as Single Family Detached Residential may contain any detached single-family unit (including patio/zero-lot-line), whereas the total Development Area density shall not exceed 6 (six) units per net developable acre or maximum of 5,810 lots as illustrated on the Concept Plan. Furthermore, institutional uses, including but not limited to schools and churches, and utility uses necessary to serve residential uses, shall be allowed uses in Single Family Detached Residential Areas.

II. Multiple Family. Areas designated as Multiple Family may contain any uses allowed in Single Family Detached Residential Areas in addition to the following uses:

- Single-Family Attached (“townhomes”)
- Triplexes
- Quadraplexes
- Multi-Family (MF-2 Urban Edge & MF-3 Urban Living as set forth in the City Zoning Ordinance)
- Assisted Senior Living
- Independent Senior Living

A maximum of 4,100 apartment dwelling units (exclusive of Assisted Senior Living and Independent Senior Living units) shall be allowed. Allowed density for Urban Living shall be 80 dwelling units per acre by right, or greater if approved as a zoning change in accordance with the City Regulations. Furthermore, institutional uses, including but not limited to schools and churches, and utility uses necessary to serve residential uses, shall be in allowed uses in Multiple Family Areas.

III. Office Center. The area designated as Office Center shall include the following:

- All those uses allowed in the Commercial, Office, and Retail District as set forth in the City Zoning Ordinance, subject to the same conditions as set forth in the Zoning Ordinance. For example, if a use in the Commercial, Office, and Retail District requires a specific use permit (SUP), then that use shall require an SUP in the Office Center, unless otherwise stated herein.
- Wholesale and distribution center (SUP)
- Institutional & Government Uses including, but not limited to: cemetery, child day care, civic club, medical clinic or office, community center, emergency care clinic, governmental building, hospital, and library.

IV. Mixed-Use Centers. All uses allowed in the Single Family Residential, Multiple Family, and Office Center Area shall be allowed in areas designated as Mixed-Use Centers. Multiple Family uses are subject to the maximum densities stated above.

V. DNT Overlay. The Dallas North Tollway Overlay regulations adopted by the City shall apply to the Property.

VI. Definitions. Terms and words not defined herein shall have the meaning as set forth in the City’s Code of Ordinances, Chapter 14, Zoning.

Development Regulations (Amended)

Being approximately 3,268.6 acres generally located along the future expansion of Dallas North Tollway Phase 4B in Collin County, Celina, TX and as further described by metes and bounds and depicted in Exhibit 'A' attached hereto (the "Property"), this Planned Development Ordinance ("PD" or "Planned Development") provides the ability to encourage and accommodate the development of a variety of uses for the Property. These uses include commercial, retail, office, mixed-use and residential uses within the City of Celina.

It is the intent of this PD to amend Planned Development #117 and adopt the City's base zoning districts SF-R, C, Flex, MF-2, and MF-3 as set forth in the City regulations, together with the uses and development regulations as designated therein, subject to modifications in this PD. Any conflict between this PD and the Zoning Ordinance or Neighborhood Vision Book shall be resolved in favor of those regulations set forth in this PD, or as may be ascertained through the intent of this PD. Uses and development regulations which otherwise are not specifically modified in this PD shall be controlled by the Zoning Ordinance, as it may be amended from time to time.

This PD, and all attachments or exhibits, amends Planned Development #117 and supersedes any existing zoning, use and development regulations for the Property. The following development regulations shall apply to the entire Property and vary the Zoning Ordinance as set forth in this PD herein.

Concept Plan

The subject property shall generally develop per the Concept Plan attached as Exhibit 'B'. The Concept Plan displays the general location and configuration of land uses, arterials, and other area features. Minor modifications for pragmatic purposes are contemplated at time of plan review and permitting, and such modifications shall not be unreasonably withheld, subject to review and approval by the Director of Development Services. Major modifications, such as major relocations of various land uses, shall require a revision to the governing Planned Development (PD) district zoning. If the PD requires an amendment, either via text or exhibit, only the areas being amended, including Subdistricts or individual Parcels, must be noticed and included in the rezoning process.

The vision for the community includes extensive open space and amenities dispersed throughout the development, and activating the floodplain areas with concrete trails that preserve the public view of the natural beauty. Below are the required elements:

Open Space

1. Meaningful incorporation of open space in alignment with the Neighborhood Vision Book through use of pocket parks and activated open space throughout the community, per the Master Open Space Exhibit.
2. Parties will work together to create a Master Linear Park Plan to satisfy Park Dedication requirements, including determinations of private and public ownership and maintenance, along with a golf course or alternate public park improvements and amenities along the creek (if the golf course is not constructed).
3. The open space requirements for all SF-R tracts within the development for Subdistrict 'A' shall be a minimum of 10% open space within each 'Parcel', as shown on the Concept Plan attached as Exhibit B; provided, however, that other than the percentage of open space provided here, the development of the open space shall generally comply with the City's Neighborhood Vision Book.

4. Open space and neighborhood green space will not be required to build parking

Amenities

The amenities set forth herein satisfy all amenity requirements for the all SF-R tracts within the development for Subdistrict 'A'. Below are the required elements for the amenities:

1. A minimum of 7 amenity centers shall be dispersed throughout the development. There shall be a minimum of 5 amenity centers, each of which shall contain the following elements: a swimming pool, restrooms, shade structures, and a playscape area. In addition, there shall be a minimum of 2 large amenity centers, each of which shall contain the following elements: indoor air-conditioned space, restrooms, a swimming pool, and a playground.
2. Neighborhood Trails
 - a. Developer agrees to construct or cause the construction of a network of neighborhood concrete trails with main spine trails being twelve feet (12') in width and side trails and connections being eight feet (8') in width, in conformance with the Master Parks & Trails Plan.

Zoning

The following development regulations shall apply to all of the Property, other than the portion known as Cow Mountain, which is Parcels 1-14 as shown on the Concept Plan ("Subdistrict A") and the portion of the Property known as Cow Mountain, which is Subdistrict B as shown on the Concept Plan ("Subdistrict B") and vary the Zoning Ordinance as set forth in this PD herein. The base zoning shall be per the land use categories displayed on the Concept Plan, and 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, and as may be amended, except as follows:

1. **Subdistrict A - SF-R (Parcels 9-14)**

Areas designated as Single Family Detached Residential may contain any detached single-family unit (including patio/zero-lot-line), or single-family attached, whereas the total Development Area density shall not exceed 6 (six) units per net developable acre or maximum of 7,000 lots as illustrated on the Concept Plan.

The below lot mix shall govern the SF-R areas of Parcel 10, Parcel 11, Parcel 12, Parcel 13, and Parcel 14 of the development:

	Lot Type A	Lot Type B	Lot Type C
Min. Width	40'	50'	60'
Lot % (Min/Max)	(0/40)	N/A	(15/0)

Parcel 9 shall not exceed 2,011 lots; provided, however, that such lot count may increase if any site reserved for CISD schools is converted to SF-R. The below lot mix shall govern the SF-R areas of Parcel 9 of the development:

	Lot Type A	Lot Type B	Lot Type C
Min. Width	40'	50'	60'
Lot % (Min/Max)	(0/45)	N/A	(10/0)

- a. Any lot less than 50' in width shall be alley rear entry garage served, and any lot 50' in width or greater may be front entry garage.
- b. Architectural flexibility shall be provided for roof pitches, modern color schemes (specifically white), and incorporation of stucco as an exterior building material, so long as the front façade's materials remain primarily brick/stone (except for 100% stucco homes attempting a Mediterranean style).
- c. Sites reserved for CISD schools may develop as SF-R per the above lot mix if the school district fails to exercise rights within the development agreement.
- d. Single family shall be allowed to encroach into the DNTO overlay as shown on the attached Concept Plan.
- e. Any townhomes count against the 40's in the lot mix table.

2. **Subdistrict A - Flex Tracts (Parcels 1-8 and Parcel 13)**

The flex tracts are generally located along the Dallas North Tollway. These tracts may develop as Flex, MF-2 (Urban Edge multi-family), MF-3 (Urban Living multi-family), or C (Commercial, Office, & Retail). Parcels located within the Dallas North Tollway Overlay District shall comply with the Zoning Ordinance, except as provided herein.

a. **C (Commercial, Office, Retail)**

The City's base non-residential district anticipates a broad range of retail, office, and commercial land uses that are allowed within 100% of the Flex Tracts. Government facilities, medical office, hospital, general office, and childcare uses are allowed by right. A wholesale/distribution center requires an SUP. No less than 100 acres shall be reserved for commercial, office, and retail land uses along the DNT. 30 acres north of GA Moore in Parcel 13 may be converted to Flex if not used for single-family purposes.

b. **MF-2 & MF-3 (Urban Edge & Urban Living)**

The maximum number of multi-family units within the Flex Tracts of Subdistrict A shall not exceed 4,100 units and shall develop per the regulations of the MF-2 and MF-3 districts. The maximum density is 80 units per acre. "Dwelling, senior living, assisted living facility" and "Dwelling, senior living, advanced care" shall be allowed by Specific Use Permit in these Parcels, and such units shall not count towards the 4,100 maximum units as set forth herein. "Dwelling, senior living, independent living" shall be allowed by right in these Parcels, and such units shall count towards the 4,100 maximum units as set forth herein. The out-parcel commonly known as Cow Mountain (Subdistrict B below) shall not count toward the 4,100 units in Subdistrict A.

- (i) Parcel (1) will not exceed 1,100 units
- (ii) Parcel (2) will not exceed 432 units
- (iii) Parcel (3) will not exceed 480 units
- (iv) Parcel (4) will not exceed 480 units

c. **Dallas North Tollway Overlay District (DNTO)**

- i. The following permitted uses are allowed by right within all Subzones, unless otherwise stated herein, of the Dallas North Tollway Overlay District:
 - 1. Alcohol sales, primary

- 2. Dwelling, senior living, independent living
 - 3. Gas pumps/ fuel sales – Suburban Subzone only
 - ii. The following permitted uses are allowed by Specific Use Permit within all Subzones of the Dallas North Tollway Overlay District
 - 1. Dwelling, senior living, assisted living facility
 - 2. Dwelling, senior living, advanced care
 - iii. Single family residential is a prohibited use except as identified in Pod 3 and Pod 1 of Parcel 9 on the Concept Plan
3. **Subdistrict B.**
 Subdistrict B is generally located at the SW corner of the intersection of G. A. Moore Pkwy and Legacy Drive. This tract may develop as MF-2 (Urban Edge multi-family), or MF-3 (Urban Living multi-family), or C (Commercial, Office, & Retail).
4. **Overall**
 Some land uses are allowed in all areas, such as churches, schools, government facilities, and critical infrastructure necessary to serve the area.
5. **Architecture; Screening**
 The subject Property is an architecturally, historically, and culturally significant tract of land that is meaningfully located along a principal regional waterway and along a regionally significant thoroughfare; thus, all structures shall abide by the City's architectural standards, landscape standards, screening standards, and neighborhood design, and as may be amended, except as set forth below.
- a. **Screening**
- i. Required screening between residential and non-residential or multifamily uses will be constructed by owners of non-residential or multifamily uses in accordance with City regulations and by owners of residential uses at time of vertical construction.