Life Connected.

PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, OCTOBER 17, 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.

A. City Secretary Discussion

B. Annual CIP Presentation

C. Chair & Vice Chair Appointments

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 September 19, 2023, Planning & Zoning Commission meeting.

B. Consider and act upon a Conveyance Plat for Preston Corner (Kim Tract), being approximately 21 acres; generally located east of Preston Road and approximately 775 feet north of Frontier Parkway. (Preston Corner (Kim Tract) - Conveyance Plat)

IV. PUBLIC HEARING/ACTION ITEMS

A. Conduct a public hearing to consider and act upon a request to zone approximately 100 acres to a Planned Development (PD) with Single-Family Residential, Estate District (SF-E) base zoning; generally located west of future Peterman Parkway and approximately 1,600 feet north of future Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Harper Estates – PD Zoning)

V. ADJOURNMENT

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.

"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 72 hours prior to the scheduled time of said meeting."

_____ _____

Staff Liaison Date Notice Removed

Life Connected.

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

MINUTES

I. CALL TO ORDER:

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

Vice Chair Poché 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:

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)

The Applicant requested that this item be formally withdrawn prior to the meeting.

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

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)

Victoria Kiker, Senior Planner, presented the staff report.
Vice Chair Poché opened the public hearing.
No one came forward to speak, and the public hearing was closed.
The commissioners discussed the item.
Commissioner Grumbles motioned to approve the item as proposed.
Commissioner Boswell seconded the motion.
All were in favor, and the motion was approved.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Brandon Grumbles, Commissioner
SECONDER:	Russell Boswell, Commissioner
AYES:	Boswell, Dawson, Grumbles, Trigo, Poché
ABSENT:	Rojas, Bain

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)

Kari White, Planning Manager, presented the staff report.
Vice Chair Poché opened the public hearing.
Applicant Rob Daake, 708 Hackberry Ridge Drive, McKinney, Texas, 75072, delivered a presentation, confirmed that there is no multi-family proposed with this development, and made himself available to answer any questions.
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 motion was approved.

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

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 (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)

Bella Lopez, Senior Planner, presented the staff report.
Vice Chair Poché opened the public hearing.
No one came forward to speak, and the public hearing was closed.
The commissioners discussed the item.
Commissioner Trigo motioned to approve the item as proposed.
Commissioner Grumbles seconded the motion.
All were in favor, and the motion was approved.

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

V. ADJOURNMENT:

Vice Chair Poché adjourned the meeting at 6:08 p.m.

Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan, Planning Director
CC: Dustin McAfee, Executive Director of Development Services
Date: October 17, 2023
Re: Preston Corner (Kim Tract) - Conveyance Plat

Action Requested:
Consider and act upon a Conveyance Plat for Preston Corner (Kim Tract), being approximately 21 acres; generally located east of Preston Road and approximately 775 feet north of Frontier Parkway. (Preston Corner (Kim Tract) - Conveyance Plat)

Background Information:
The Conveyance Plat 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.

Legal Review:
N/A

Supporting Documents:
1. Location Map
2. Conveyance Plat

Financial Consideration:
N/A

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

CELINA TEXAS
Life Connected.

S PRESTON RD

W FRONTIER PKWY

E FRONTIER PKWY

Legend

- Subject Property
- City Limits
- Roads
- Parcels

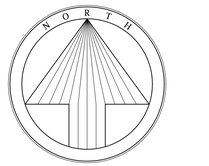
Kim Tract
Location Map
City of Celina

9/19/2023

N
W E
S

0 335 670

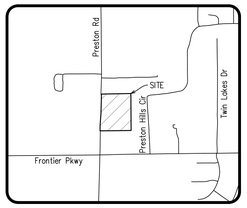
Feet



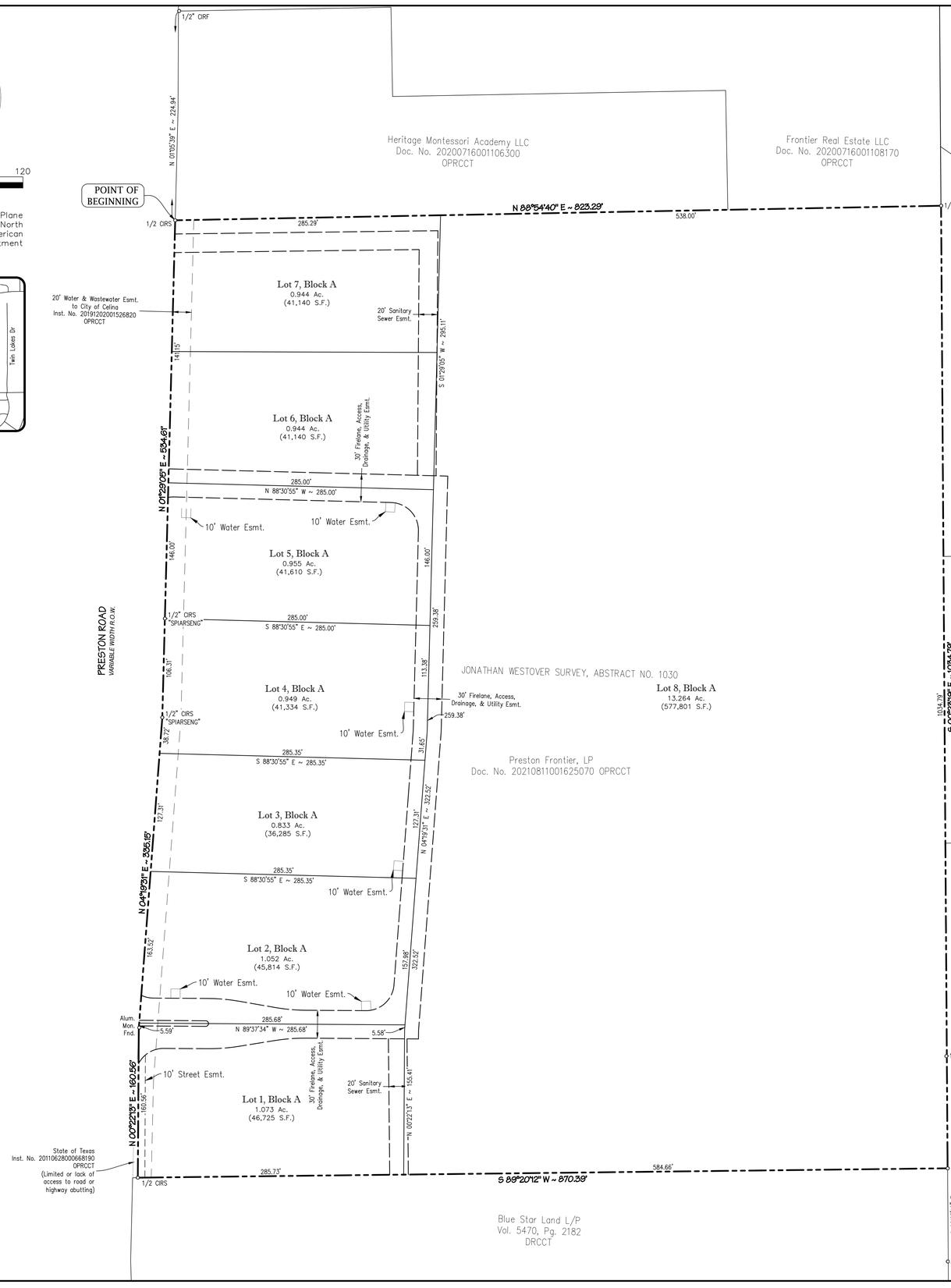
60 0 30 60 120

1 inch = 60 ft.

Basis of bearing: State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment Realization 2011.



LOCATION MAP
1" = 2000'



NOTES:

1. All lots comply with the minimum size requirements of the zoning district.
2. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
3. All common area/HOA lots or floodplain may contain a public trail and shall provide an access easement for the public to use the trail.
4. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD '83) Adjustment Realization 2011.
5. Notice – Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.
6. This plat does not alter or remove existing deed restrictions, if any, on this property.
7. The subject property does not lie within a 100–year flood plain according to Community Panel No. 48085C0120J, dated 6/2/2009, of the National Flood Insurance Rate Maps for Collin County, Texas.
8. No overhead utilities are permitted on the subject property.
9. All common areas, drainage easements, and detention facilities will be owned and maintained by the Owner.
10. All parking spaces required of new development shall be reserved for general public use by businesses, both on–site and adjacent.
11. The purpose of the Conveyance Plat is to provide for its legal conveyance without developing the subject property and for land recordation functions only. Approval and the subsequent filing of this Conveyance Plat does not constitute approval of any type of development on the subject property, as no building or development permits shall be issued, nor permanent utility services provided, for land that has only received approval as a Conveyance Plat.

LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT

CONVEYANCE PLAT

PRESTON CORNER

Lots 1-8, Block A
BEING 20.015 ACRES IN THE
J. WESTOVER SURVEY, ABSTRACT NO. 1030
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER/APPLICANT
PrestonFrontier, LP
8668 John Hickman Pkwy, Suite 907
Frisco, TX 75035
Telephone: (248) 345-3818
Contact: Srinivasa Kongara

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

Scale: 1"=60' March, 2023 SEI Job No. 21-166

Drawing: C:\2021 JOBS\21-166 Kim Tract\CAD\21-166 Final Plat.dwg Saved By: ksmith Save Time: 8/14/2023 8:52:03 AM
Plotted by: ksmith Plot Date: 8/14/2023

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the Jonathan Westover Survey, Abstract No. 1030, City of Celina, Collin County, Texas, being part of a tract conveyed to PrestonFrontier, LP, by deed recorded in Document No. 20210811001625070 of the Official Public Records of Collin County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2 inch capped iron rod stamped "SPIARSENG" set at the northwest corner of said PrestonFrontier, LP tract and the southwest corner of a tract of land conveyed to Heritage Montessori Academy LLC, by deed recorded in Instrument No. 20200716001106300 of the Official Public Records of Collin County, Texas, and lying in the east right-of-way line of Preston Road (variable width right-of-way), from which a 1/2 inch capped iron rod found bears N 01°05'39" E, 224.94 feet;

THENCE, N 88°54'40" E, passing at a distance of 594.06 feet the southeast corner of said Heritage Montessori Academy tract and the most southern southwest corner of a tract of land conveyed to Frontier Real Estate LLC, by deed recorded in Instrument No. 20200716001108170 of the Official Public Records of Collin County, Texas, and continuing a total distance of 823.29 feet to a 1/2 inch capped iron rod found at the southeast corner of said Frontier Real Estate tract and lying in the west property line of Preston Hills Addition, an addition to the City of Celina, Collin County, Texas, according to the map or plat thereof recorded in Cabinet C, Page 784 of the Map Records of Collin County, Texas;

THENCE, S 00°23'19" E, 1034.79 feet, along said west property line of Preston Hills Addition to a 1/2 inch capped iron rod found at the northeast corner of a tract of land conveyed to Blue Star Land L/P, by deed recorded in Volume 5470, Page 2182 of the Deed Records of Collin County, Texas from which a 1/2 inch iron rod found bears S 00°23'19" E, 100.12 feet;

THENCE, S 89°20'12" W, 870.39 feet to a 1/2 inch capped iron rod stamped "SPIARSENG" set at the southeast corner of a tract of land conveyed to the State of Texas, by deed recorded in Instrument No. 20110628000668190, Official Public Records of Collin County, Texas;

THENCE, N 00°22'13" E, 160.56 feet to a 1/2 inch capped iron rod stamped "SPIARSENG" set at the north corner of said State of Texas tract;

THENCE, N 04°19'31" E, 335.15 feet to a 1/2 inch capped iron rod stamped "SPIARSENG" set lying in said east right-of-way line of Preston Road;

THENCE, N 01°29'05" E, 534.61 feet to the POINT OF BEGINNING with the subject tract containing 871,850 square feet or 20.015 acres of land.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Celina, Texas.

Dated this the _____ day of _____, 2023.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS · REGISTERED · DARREN K. BROWN · 5252 · PROFESSIONAL · LAND SURVEYOR

darren.brown@spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

_____
Notary Public, State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, **PRESTONFRONTIER, LP**, acting herein by and through its duly authorized officer, do hereby adopt this plat designating the hereinabove described property as **PRESTON CORNER ADDITION, LOTS 1-13, BLOCK A**, 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.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the County of Collin, Texas.

Witness our hands at Collin County, Texas, this _____ day of _____, 2023.

PrestonFrontier, LP, LLC

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for The State of 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 executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2023.

_____
Notary Public, State of Texas

CERTIFICATE OF PLAT APPROVAL

APPROVED

_____ _____
City Development Official, City of Celina, Texas — Date

Witness by hand this _____ day of _____, 2023.

_____
City Secretary, City of Celina, Texas

CONVEYANCE PLAT

PRESTON CORNER

Lots 1-8, Block A
BEING 20.015 ACRES IN THE
J. WESTOVER SURVEY, ABSTRACT NO. 1030
CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER/APPLICANT
PrestonFrontier, LP
8668 John Hickman Pkwy, Suite 907
Frisco, TX 75035
Telephone: (248) 345-3818
Contact: Srinivasa Kongara

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: David Bond

March, 2023 SEI Job No. 21-166

Drawing: G:\2021 JOBS\21-166 Kim Trost\CAD\21-166 Final Plat.dwg Saved By: ksmith Save Time: 8/14/2023 8:52:03 AM Plotted by: ksmith Plot Date: 8/14/2023 8:53 AM

Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Honorable Mayor Tubbs and the Celina City Council**
From: Madhuri Mohan, Planning Director
CC: Dustin McAfee, Executive Director of Development Services
Date: October 17, 2023
Re: Harper Estates – PD Zoning

Action Requested:
Conduct a public hearing to consider and act upon a request to zone approximately 100 acres to a Planned Development (PD) with Single-Family Residential, Estate District (SF-E) base zoning; generally located west of future Peterman Parkway and approximately 1,600 feet north of future Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Harper Estates – PD Zoning)

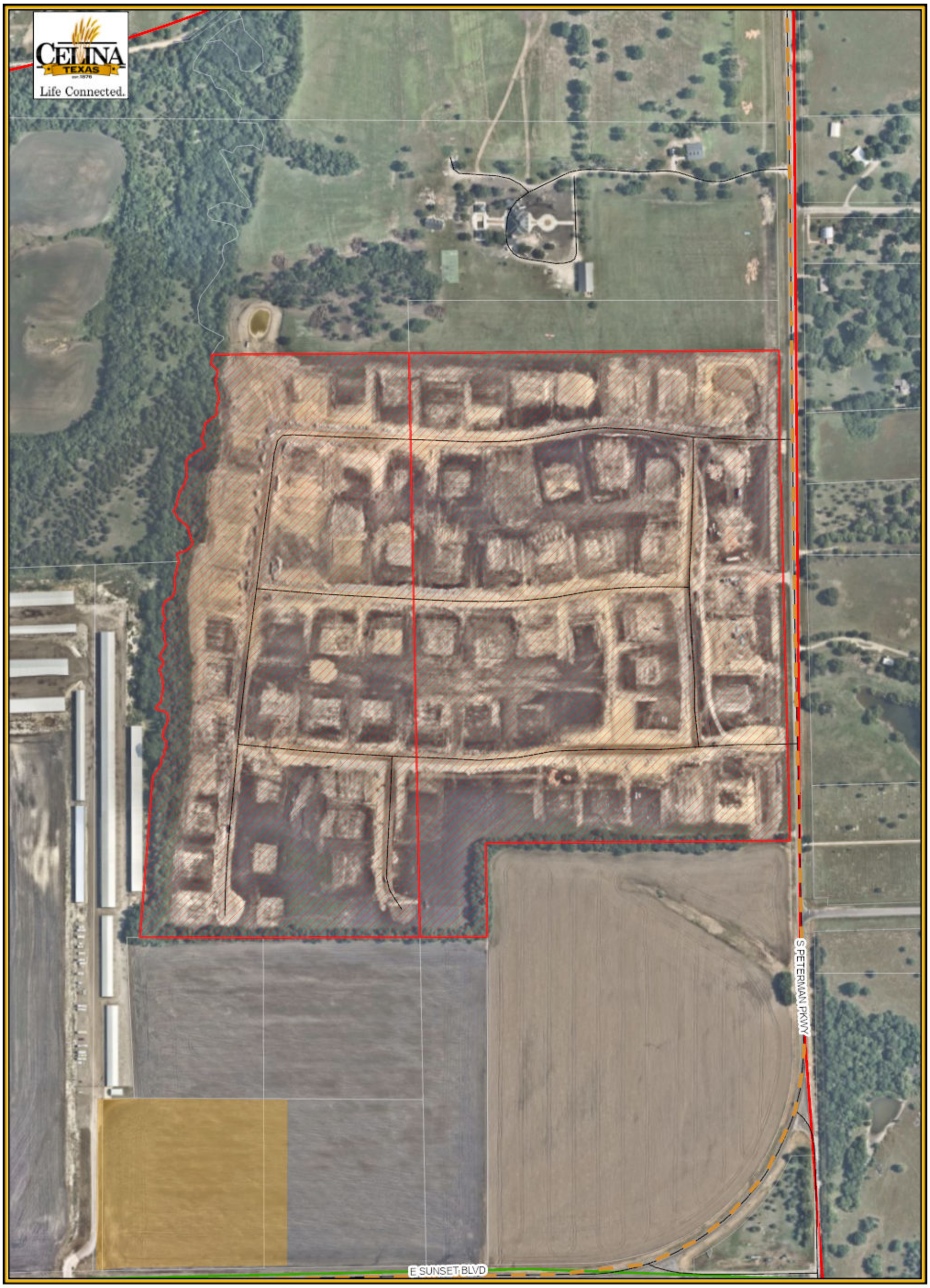
Background Information:
This request is for the zoning of approximately 100 acres to a Planned Development (PD) with Single-Family Residential, Estate District (SF-E) base zoning, in accordance with the governing Development Agreement, in order to develop an estate residential neighborhood. Please refer to the attached documents for further information.

Legal Review:
N/A

Supporting Documents:
1. Location Map
2. Staff Presentation
3. Draft Development Regulations

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

Harper Estates
Location Map
City of Celina

9/20/2023

N
W E
S

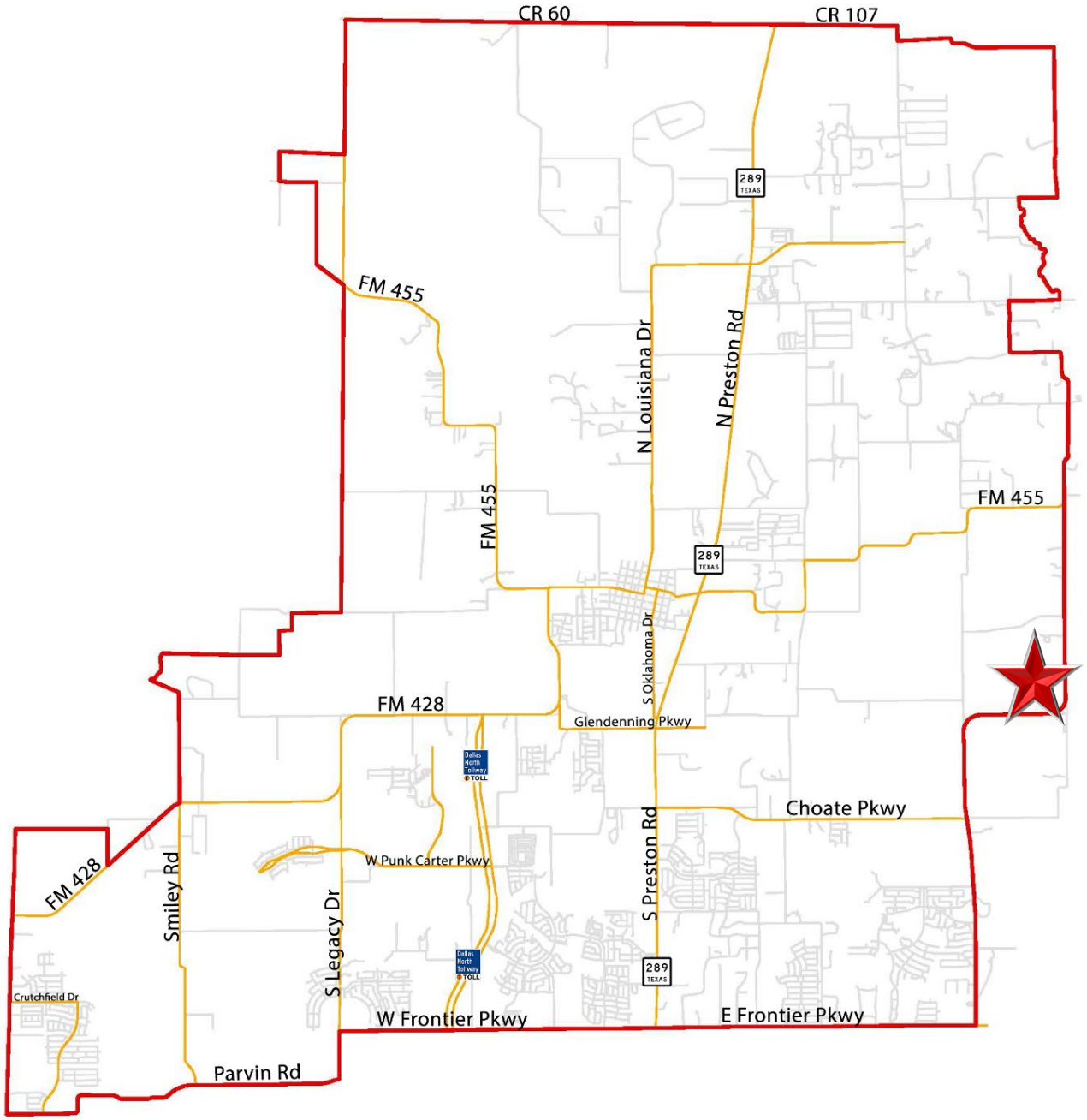
0 338 675

Feet

HARPER ESTATES

PD Zoning

Planning & Zoning Commission
October 17, 2023


CR 60
CR 107
289
TEXAS
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
TEXAS
S Oklahoma Dr
FM 428
Glendenning Pkwy
Dallas North Tollway TOLL
Choate Pkwy
W Punk Carter Pkwy
FM 428
Smiley Rd
S Legacy Dr
S Preston Rd
Dallas North Tollway TOLL
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd

LOCATION MAP

The subject property is generally located west of future Peterman Parkway and approximately 1,600 feet north of future Sunset Boulevard

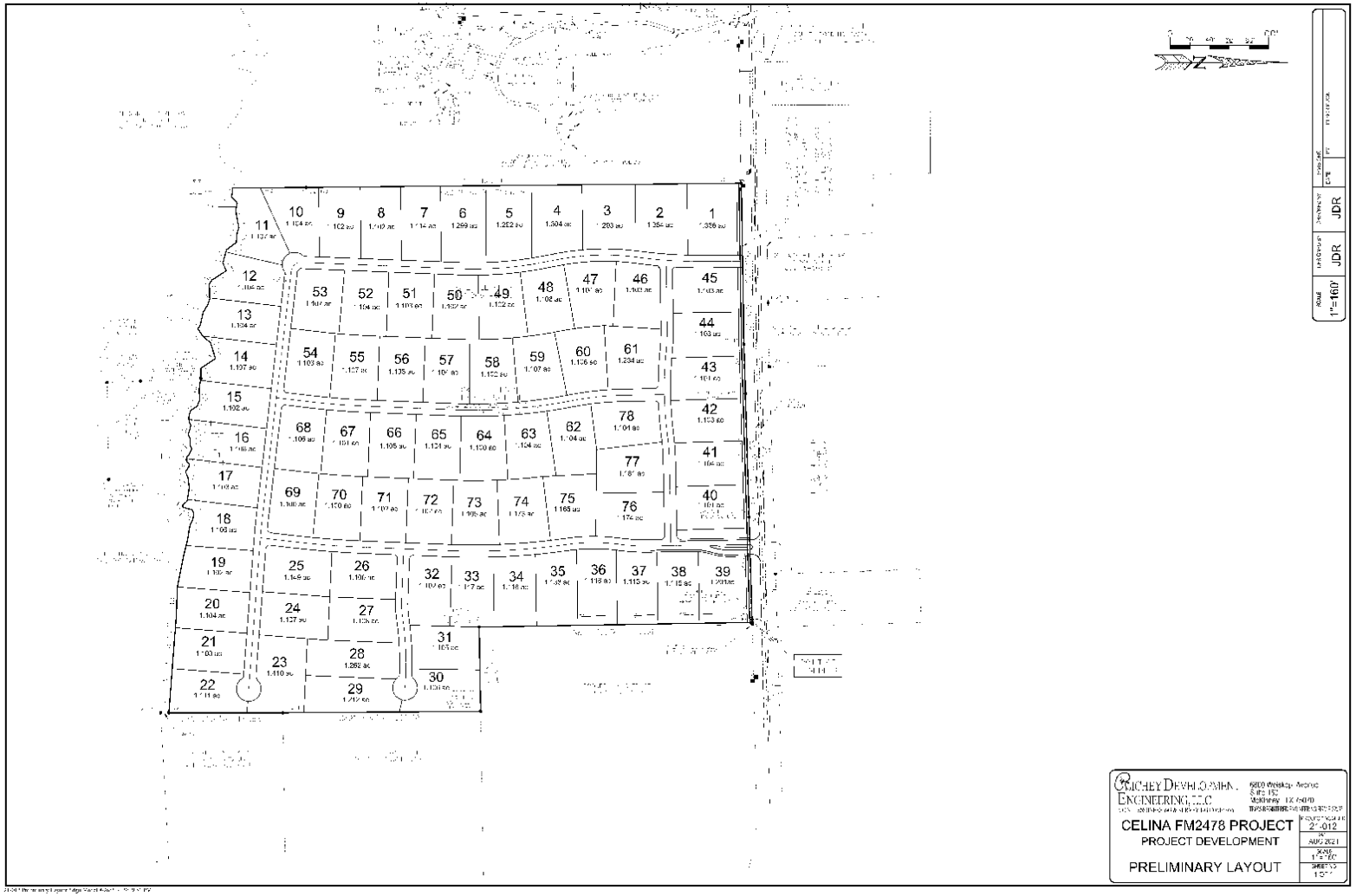
BACKGROUND

- The subject property is approximately 100 acres and currently within the Extraterritorial Jurisdiction (ETJ)
- A Development Agreement (DA) which outlined the future annexation and zoning was approved in May 2022
- The applicant's request is to zone the property to a Planned Development (PD) with Single-Family Residential, Estate District (SF-E) base zoning

PROJECT OVERVIEW

- The development will consist of approximately 77 lots, each a minimum of 1 acre
- Estate residential neighborhoods are typically constructed with a “rural” cross section of concrete streets without curb & gutter drainage
- Perimeter right-of-way dedication and landscape buffers apply to arterial roadways
- The Agreement allowed architecture to include a “modern farmhouse” elevation

CONCEPT PLAN



POLICY CONSIDERATIONS

- The associated annexation and zoning brings 100 acres into the City Limits
- City standards (landscaping) will apply
- The request is in conformance with the approved Development Agreement

RECOMMENDATION

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

Draft Development Regulations

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

Architecture may include vertical siding for a "modern farmhouse" elevation, with stone accents on the front elevation, but must otherwise abide by the City's architectural design standards, as 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. However, other standard regulations apply, such as the perimeter roadway landscape buffers and sidewalks and any associated detention.

Zoning

The base zoning shall be single-family residential estate district ("SF-E"), 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, as may be amended, except as follows:

1. All streets shall be concrete with a rural cross section (concrete, bar-ditch drainage, no sidewalk). No interior sidewalks along general residential streets nor curb-and-gutter street sections shall be required.
2. All private lot fencing shall be ornamental iron where adjacent to thoroughfares except for along FM 2478 (Masonry walls) and along the main entries into the community (Masonry Walls)