



Life Connected.

PLANNING & ZONING COMMISSION REGULAR MEETING

CELINA COUNCIL CHAMBERS

112 N. COLORADO ST.

THURSDAY, JANUARY 18, 2024

5:00 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.

Reconvene Into Open Session

A. Presentation of the Planning Excellence Award

B. P&Z Commissioner Training Part 1

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 and Zoning Commission.

A. Minutes Approval:

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

IV. PUBLIC HEARING/ACTION

A. Conduct a public hearing to consider and act upon a request to rezone approximately 1 acre to Commercial, Office, & Retail District (C) with the Preston Road Overlay District (PRO); generally located west of Preston Road and approximately 825 feet north of Founders Lane, within the City Limits. (910 N Preston – Rezoning)

B. Conduct a public hearing to consider and act upon a request to zone approximately 64 acres to the Dallas North Tollway Overlay District (DNTO); generally located at the southwest and southeast corners of Dallas Parkway and Light Farms Way, within the Extraterritorial Jurisdiction (ETJ). (Celina 64 – Zoning)

C. Conduct a public hearing to consider and act upon a request to zone approximately 12 acres to a Planned Development (PD) with Single-Family Residential, Attached District (SF-A) and Multi-Family, Horizontal District (MF-0) base zoning; generally located west of FM 455 and

approximately 435 feet south of future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (Legacy Townhomes – PD Zoning)

- D. Conduct a public hearing to consider and act upon a request to amend approximately 641 acres of Planned Development (PD) No. 70 with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Mixed-Use District (MU) base zoning, and modified development standards; generally located west and east of Custer Road and north of County Road 130, within the City Limits. (Rainwater – PD Amendment)
- E. Conduct a public hearing to consider and act upon a request to rezone approximately 33 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning and modified development standards; generally located west of Legacy Drive and approximately 775 feet south of Punk Carter Parkway, within the City Limits. (Stiles Tract (Estates on Legacy) – PD Zoning)
- F. 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 (DNTO) 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)

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



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PLANNING & ZONING COMMISSION REGULAR MEETING

CELINA COUNCIL CHAMBERS

112 N. COLORADO ST.

WEDNESDAY, NOVEMBER 15, 2023

5:30 PM

MINUTES

I. CALL TO ORDER

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.

Attendee Name	Organization	Title	Status
Shawn Bain	Planning & Zoning Commission	Chair	Present
Russell Boswell	Planning & Zoning Commission	Commissioner	Present
Michael Dawson	Planning & Zoning Commission	Commissioner	Absent
Bryan Poche	Planning & Zoning Commission	Vice Chair	Present
Brandon Grumbles	Planning & Zoning Commission	Commissioner	Present
Daniel Rojas	Planning & Zoning Commission	Commissioner	Present
Daniel Trigo	Planning & Zoning Commission	Commissioner	Present

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.

Reconvene Into Open Session

A. Planning & Zoning Commission: Chair & Vice Chair Appointments

The Commission voted on nominating a Chair.

Shawn Bain was nominated for Chair.

Commissioner Poche motioned to approve.

Commissioner Boswell seconded.

All were in favor, and Shawn Bain was appointed as Chair.

RESULT:	Passed
MOVER:	Bryan Poche, Vice Chair
SECONDER:	Russell Boswell, Commissioner
AYES:	Shawn Bain, Russell Boswell, Brandon Grumbles, Bryan Poche, Daniel Rojas, Daniel Trigo

NAYES:	None
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The Commission voted on nominating a Vice Chair.
 Bryan Poche was nominated for Vice Chair.
 Chair Bain motioned to approve.
 Commissioner Trigo seconded.
 All were in favor, and Commissioner Poche was appointed Vice-Chair.

RESULT:	Passed
MOVER:	Shawn Bain, Chair
SECONDER:	Daniel Trigo, Commissioner
AYES:	Shawn Bain, Russell Boswell, Brandon Grumbles, Bryan Poche, Daniel Rojas, Daniel Trigo
NAYES:	None

B. Annual Downtown Update

Dusty McAfee, Executive Director of Development Services, presented the Annual Downtown Update.

III. CONSENT AGENDA

A. Minutes Approval:

1. Minutes from the September 19, 2023, Planning & Zoning Commission meeting.
2. Minutes from the October 17, 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)

C. Consider and act upon a Preliminary Plat for Celina Gateway (NEC Preston & Frontier), 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. No action was taken.

D. Consider and act upon a Replat for the Sage Retail Addition, being approximately 8 acres; generally located at the northeast corner of Worthington Way and Frontier Parkway. (North Forest Office Park (The Sage Retail Addition) – Replat)

RESULT:	Passed
MOVER:	Daniel Rojas, Commissioner
SECONDER:	Bryan Poche, Vice Chair
AYES:	Shawn Bain, Russell Boswell, Brandon Grumbles, Bryan Poche, Daniel Rojas, Daniel Trigo
NAYES:	None

IV. PUBLIC HEARING/ACTION ITEMS

A. Conduct a public hearing to consider and act upon a request to zone approximately 2 acres to Agricultural District (AG); generally located east of Prairie Meadow Lane and approximately 200 feet north of future Massey Drive, within the Extraterritorial Jurisdiction (ETJ). (Property ID

2501445 – 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.
Vice Chair Poche motioned to approve the item as proposed.
Commissioner Rojas seconded the motion.
All were in favor, and the motion was approved.

RESULT:	Passed
MOVER:	Bryan Poche, Vice Chair
SECONDER:	Daniel Rojas, Commissioner
AYES:	Shawn Bain, Russell Boswell, Brandon Grumbles, Bryan Poche, Daniel Rojas, Daniel Trigo
NAYES:	None

- B. 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)

Victoria Kiker, 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.
Commissioner Boswell seconded the motion.
All were in favor, and the motion was approved.

RESULT:	Passed
MOVER:	Daniel Rojas, Commissioner
SECONDER:	Russell Boswell, Commissioner
AYES:	Shawn Bain, Russell Boswell, Brandon Grumbles, Bryan Poche, Daniel Rojas, Daniel Trigo
NAYES:	None

- C. Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No. 77 by adding approximately 4 acres; generally located north of the Collin County Outer Loop and approximately 1,800 feet west of Preston Road, within the City Limits. (Ayala Tract – PD Zoning)

Kari White, Planning Manager, 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.
Vice Chair Poche motioned to approve the item as proposed.
Commissioner Trigo seconded the motion.
All were in favor, and the motion was approved.

RESULT:	Passed
MOVER:	Bryan Poche, Vice Chair
SECONDER:	Daniel Trigo, Commissioner
AYES:	Shawn Bain, Russell Boswell, Brandon Grumbles, Bryan Poche, Daniel Rojas, Daniel Trigo
NAYES:	None

- D. Conduct a public hearing to consider and act upon a Concept Plan for approximately 63 acres of Planned Development (PD) No. 77; generally located at the northwest corner of Preston Road and the Collin County Outer Loop, within the City Limits. (Planned Development #77 - Concept Plan)

Ms. White presented the staff report.

Chair Bain opened the public hearing.

The applicant, Jim Knight, 3501 Olympus Boulevard, Suite 100, Dallas, Texas, 75019, delivered a presentation to the Commission.

Commissioner Rojas asked if a traffic impact analysis for the property had been conducted.

The applicant, Mr. Knight, responded that a traffic impact analysis will be required prior to submitting any civil plans for review.

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

The commissioners discussed the item.

Commissioner Boswell motioned to approve the item as proposed.

Commissioner Rojas seconded the motion.

All were in favor, and the motion was approved.

RESULT:	Passed
MOVER:	Russell Boswell, Commissioner
SECONDER:	Daniel Rojas, Commissioner
AYES:	Shawn Bain, Russell Boswell, Brandon Grumbles, Bryan Poche, Daniel Rojas, Daniel Trigo
NAYES:	None

V. **ADJOURNMENT**

Chair Bain adjourned the meeting at 6:29 p.m.

Chair

Ex Officio

Date



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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: January 18, 2024
Re: 910 N Preston – Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 1 acre to Commercial, Office, & Retail District (C) with the Preston Road Overlay District (PRO); generally located west of Preston Road and approximately 825 feet north of Founders Lane, within the City Limits. (910 N Preston – Rezoning)

Background Information:

This item is for a request to rezone approximately 1 acre to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO). Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

1. Location Map
2. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

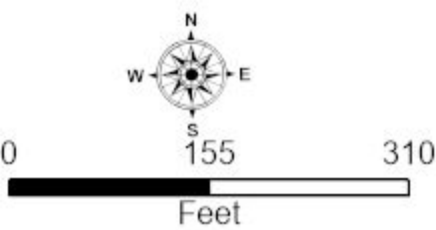


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

910 N Preston Location Map
City of Celina

12/21/2023

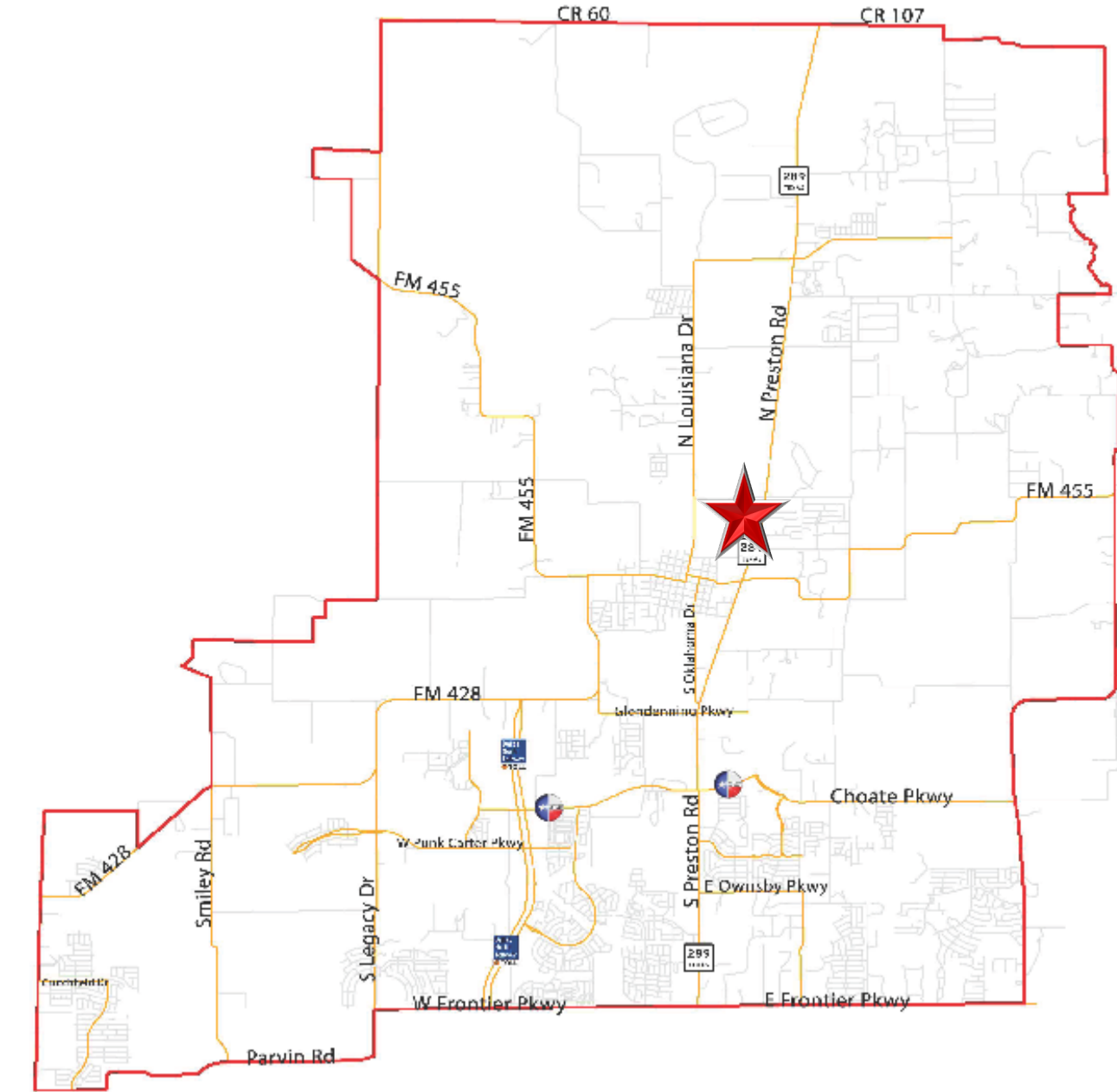


910 N PRESTON

Rezoning

Planning & Zoning Commission
January 18, 2024







LOCATION MAP

The subject property is generally located west of Preston Road and approximately 825 feet north of Founders Lane

BACKGROUND

- The subject property is approximately 1 acre within City Limits, and currently zoned Agricultural District (AG)
- The existing house was constructed in 1978, and the existing metal structure was constructed in 2016
- The property was annexed into City Limits and zoned Agricultural District (AG) in 2017
- The applicant is proposing a base zoning of Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO)

POLICY CONSIDERATIONS

- The proposed rezoning request is in conformance with the Future Land Use Plan, which supports commercial development along the Preston corridor
- The property maintains legal, non-conforming rights to its structures and land uses in existence at time of annexation

RECOMMENDATION

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



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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: January 18, 2024
Re: Celina 64 – Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 64 acres to the Dallas North Tollway Overlay District (DNTO); generally located at the southwest and southeast corners of Dallas Parkway and Light Farms Way, within the Extraterritorial Jurisdiction (ETJ). (Celina 64 – Zoning)

Background Information:

This item is for the zoning of approximately 64 acres to the Dallas North Tollway Overlay District (DNTO). Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

1. Location Map
2. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

HUDDLESTON DR

CAREY RD

DOE BRANCH BLVD

CLEAR CREEK PKWY

DALLAS NORTH TOLLWAY

LIGHT FARMS WAY

W FRONTIER PKWY

Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

Celina 64
City of Celina

9/20/2023



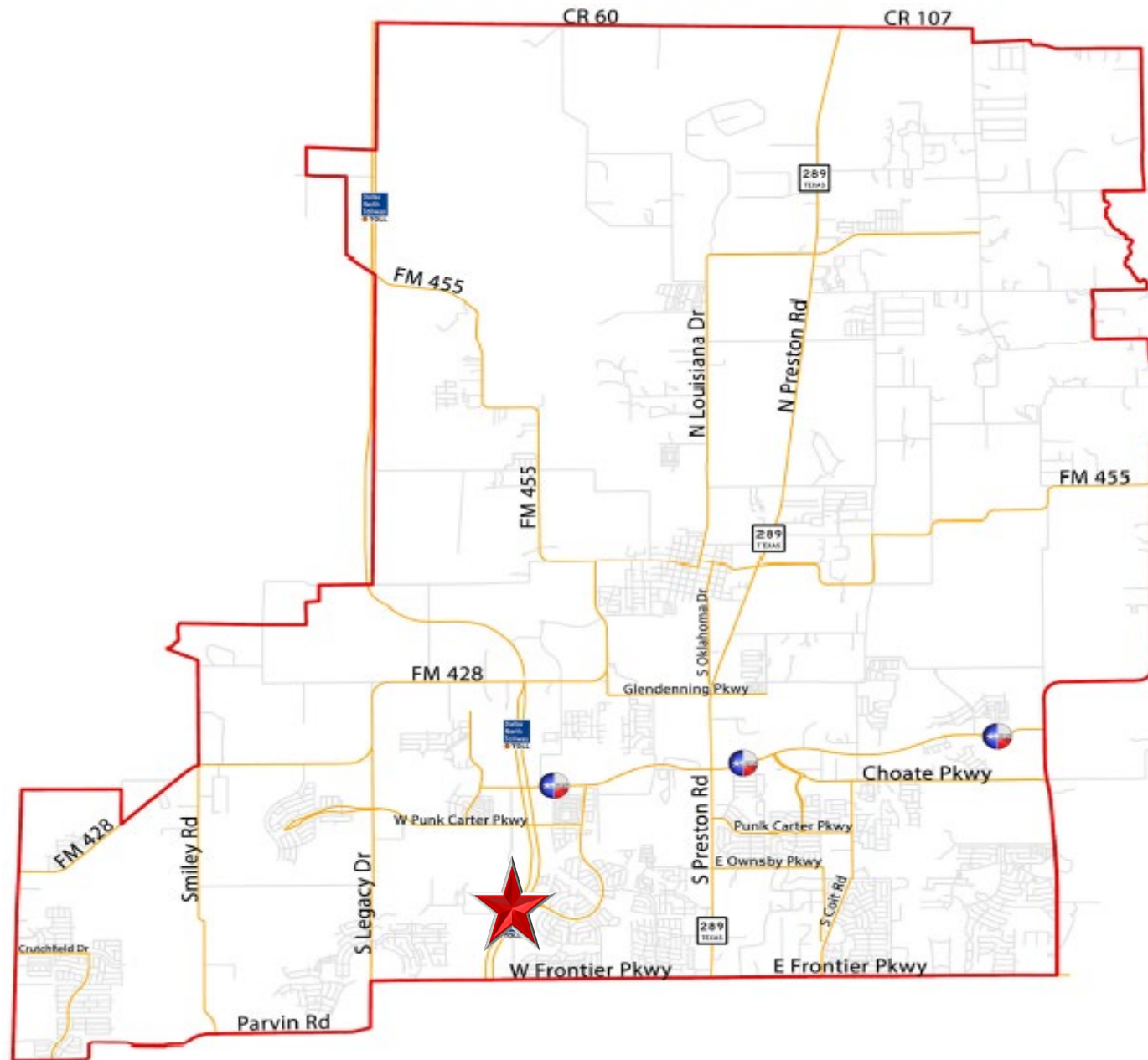
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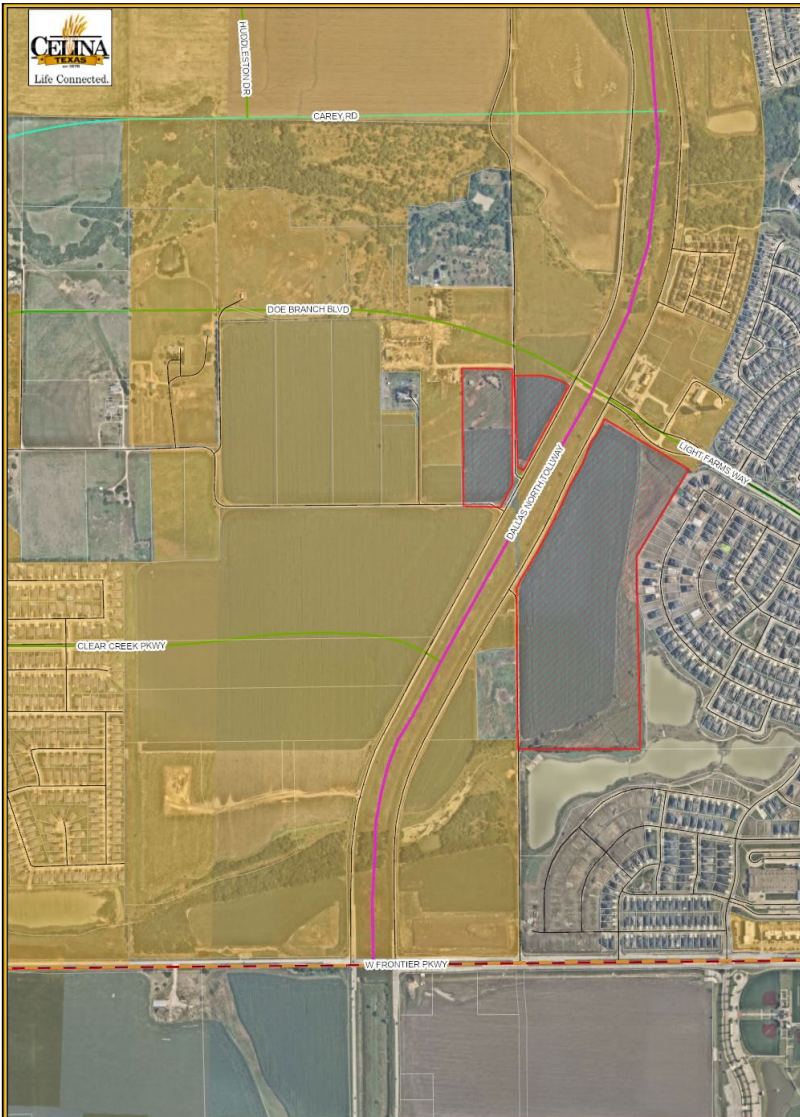
CELINA 64

Zoning

Planning & Zoning Commission
January 18, 2024







LOCATION MAP

The subject property is generally located at the southwest and southeast corners of Dallas Parkway and Light Farms Way

BACKGROUND

- The subject property is approximately 64 acres and within the Extraterritorial Jurisdiction (ETJ)
- A 15-year pre-annexation agreement exists on the property, which would otherwise expire in August 2030
- The applicant is proposing to annex and zone the property to the Dallas North Tollway Overlay District (DNTD)
- The applicant does not have any immediate plans to develop the property

POLICY CONSIDERATIONS

- The Dallas North Tollway Overlay District (DNTD) is an appropriate zoning district for properties along the tollway
- The proposal voluntarily brings approximately 64 acres into the City Limits

RECOMMENDATION

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



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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: January 18, 2024
Re: Legacy Townhomes – PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 12 acres to a Planned Development (PD) with Single-Family Residential, Attached District (SF-A) and Multi-Family, Horizontal District (MF-0) base zoning; generally located west of FM 455 and approximately 435 feet south of future J Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (Legacy Townhomes – PD Zoning)

Background Information:

This item is for the zoning of approximately 12 acres to a Planned Development (PD) with Single-Family Residential, Attached District (SF-A) and Multi-Family, Horizontal District (MF-0) base zoning, per the governing Development Agreement. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

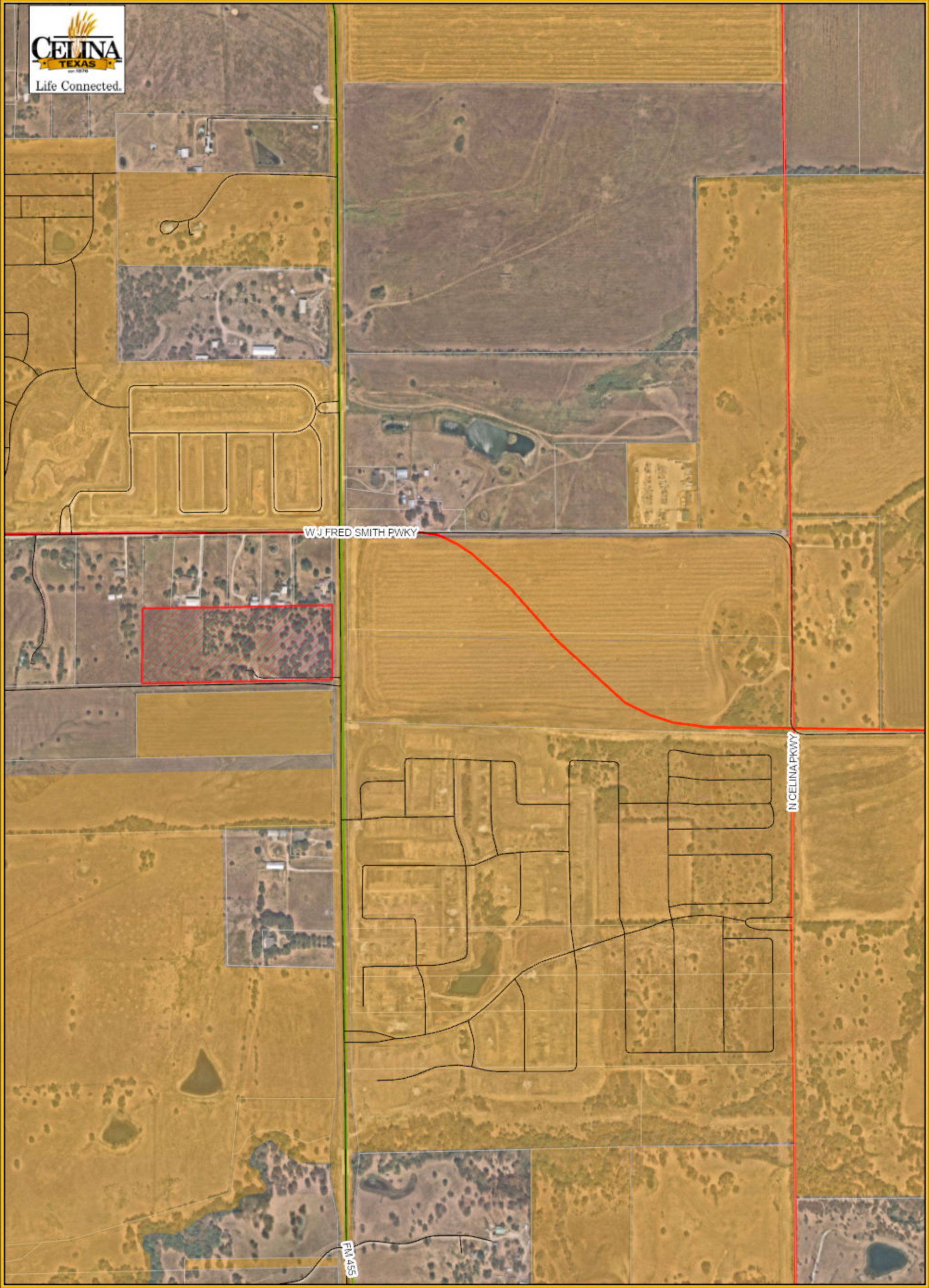
1. Location Map
2. Staff Presentation
3. Draft Development Regulations

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

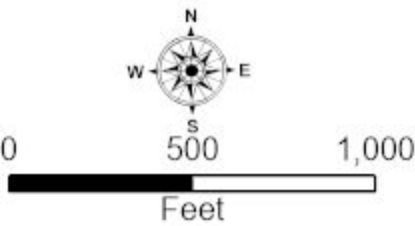


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**Legacy Townhomes
Location Map
City of Celina**

12/21/2023

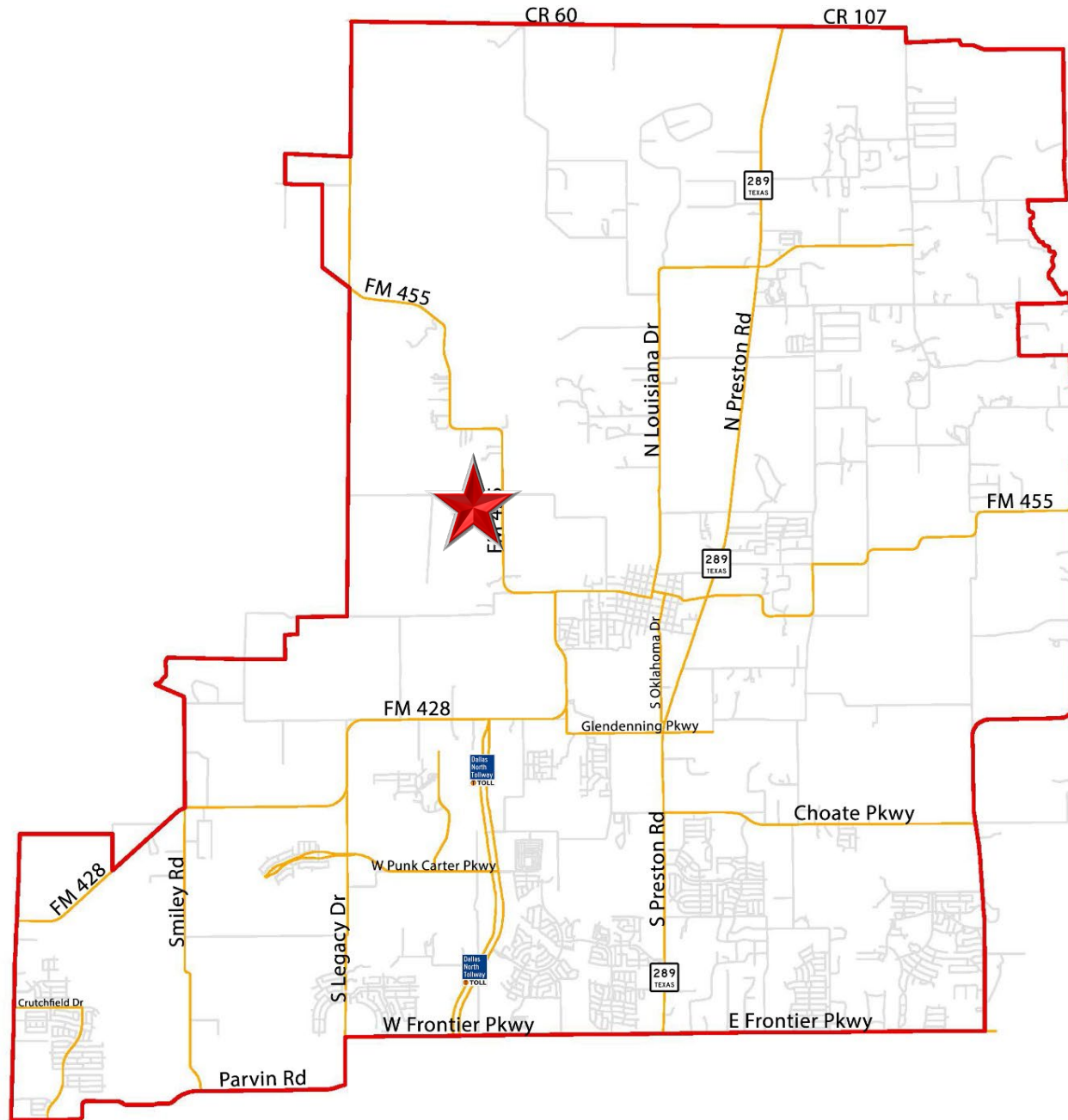


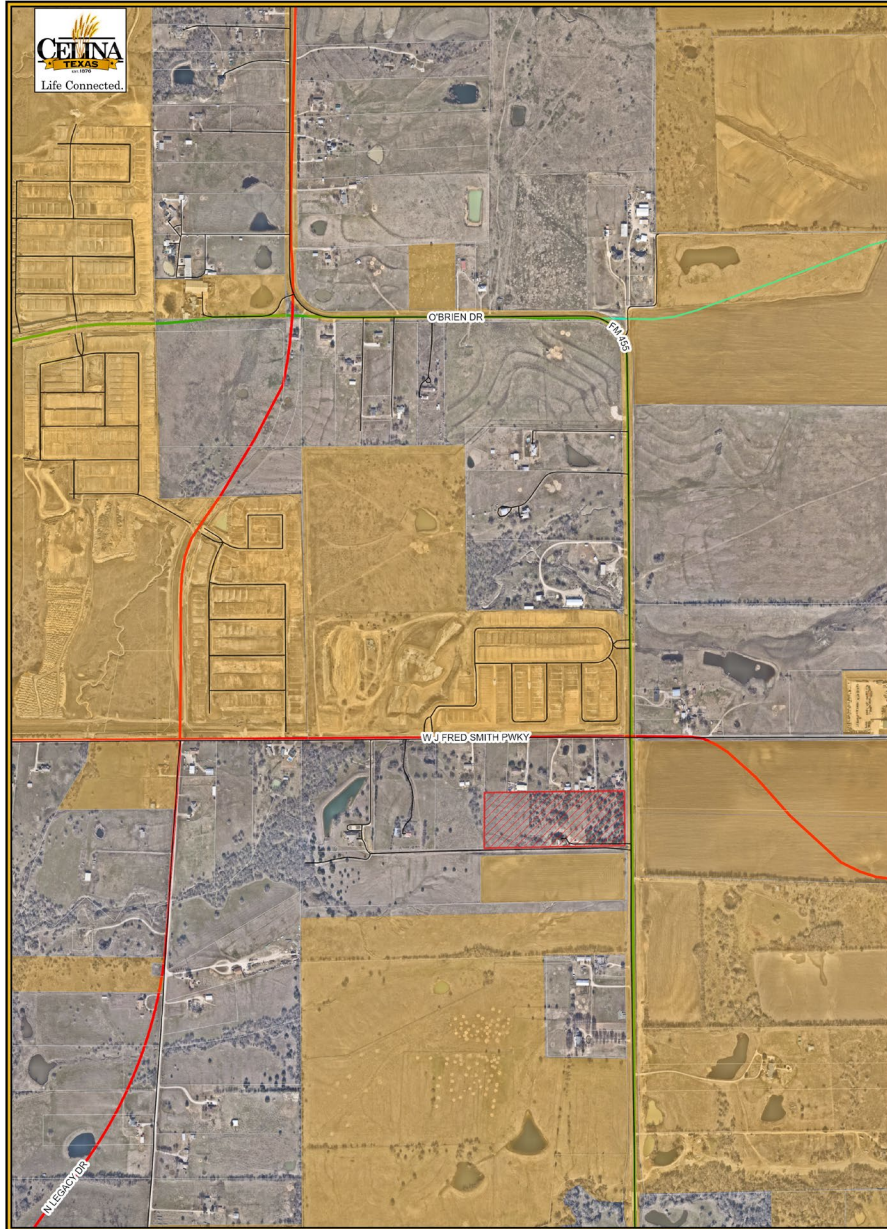
LEGACY TOWNHOMES

PD Zoning

Planning & Zoning Commission
January 18, 2024







LOCATION MAP

The subject property is generally located west of FM 455 and south of future J Fred Smith Parkway

BACKGROUND

- The subject property is approximately 12 acres, located in the Extraterritorial Jurisdiction (ETJ)
- A Development Agreement (DA), approved in June 2023, outlined the future annexation and zoning
- The applicant's request is to zone the property to a Planned Development (PD) with Single-Family Residential, Attached District (SF-A) or Multi-Family, Horizontal District (MF-o) base zoning

5



THE INFORMATION SHOWN IS BASED ON THE BEST INFORMATION AVAILABLE AND IS SUBJECT TO CHANGE WITHOUT NOTICE

0 50 100 200

Scale: 1"=10



LEGACY TOWNHOMES
CONCEPT 02 - SF BTR
05/16/23

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POLICY CONSIDERATIONS

- The associated annexation and zoning brings 12 acres into the City Limits
- City standards will apply (architecture, landscape, etc.)
- The two uses are comparable in design and density and allow for flexibility
- 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 February
- Staff recommends approval as presented, per the governing DA

Draft Development Regulations

Land Use:

Development of the subject property shall abide by all standards in the Zoning Ordinance, Subdivision Regulations, and all other applicable City ordinances, as may be amended.

The base zoning of the property shall be Single-Family Residential Attached District (SF-A) and Multi-Family District, Horizontal (MF-0).

Regulations for MF-0 (Multi-Family District, Horizontal):

- Maximum gross density of 12 units/per acre.
- Maximum building height is 36' and two (2) stories.
- A 6' masonry wall is required along all perimeters. No gates crossing the fire lanes are allowed. Cross-access to adjacent properties shall be maintained. The Director has discretion to approve alternative designs that meet the base zoning.
- Composite or open privacy fencing is allowed within the 10' landscape setback. Required perimeter trees shall be installed in this area. Yard spaces may be divided by 6-ft. composite or open privacy fencing.
- Parking shall be a minimum of 1.5 per unit.
- Enclosed parking is not required.
- Covered parking and garage parking spaces count toward the minimum required off-street parking.
- Roof pitch shall be a minimum of 4:12.
- Carports, if any, shall contain spaces for 4 to 10 vehicles. Building materials may be metal or combination of building materials.
- Repetition of building elevations is allowed with the use of a minimum of three different building elevations per building type and at least 3 different color schemes for the development.
- All units shall abide by the City's single-family architectural design standards for masonry materials, which is 80% brick or stone, with the remainder allowed to be stucco or cementitious fiber-board, on all facades.



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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: January 18, 2024
Re: Rainwater – PD Amendment

Action Requested:

Conduct a public hearing to consider and act upon a request to amend approximately 641 acres of Planned Development (PD) No. 70 with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Mixed-Use District (MU) base zoning, and modified development standards; generally located west and east of Custer Road and north of County Road 130, within the City Limits. (Rainwater – PD Amendment)

Background Information:

This item is a request to amend approximately 641 acres of Planned Development (PD) No. 70 with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Mixed-Use District (MU) base zoning, and modified development standards, per the governing Development Agreement, in order to develop a master-planned community. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

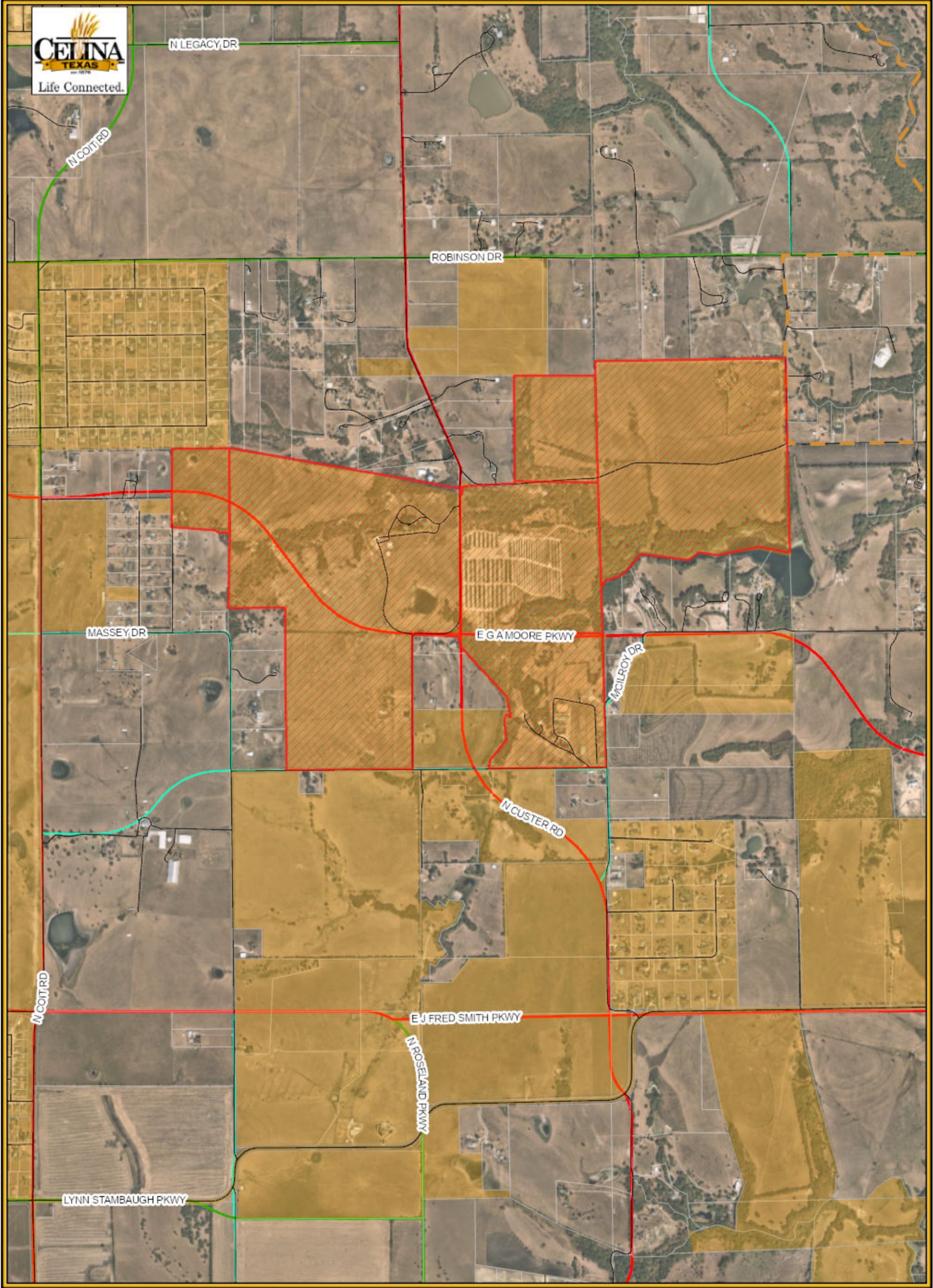
1. Location Map
2. Staff Presentation
3. Draft Development Regulations

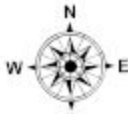
Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.



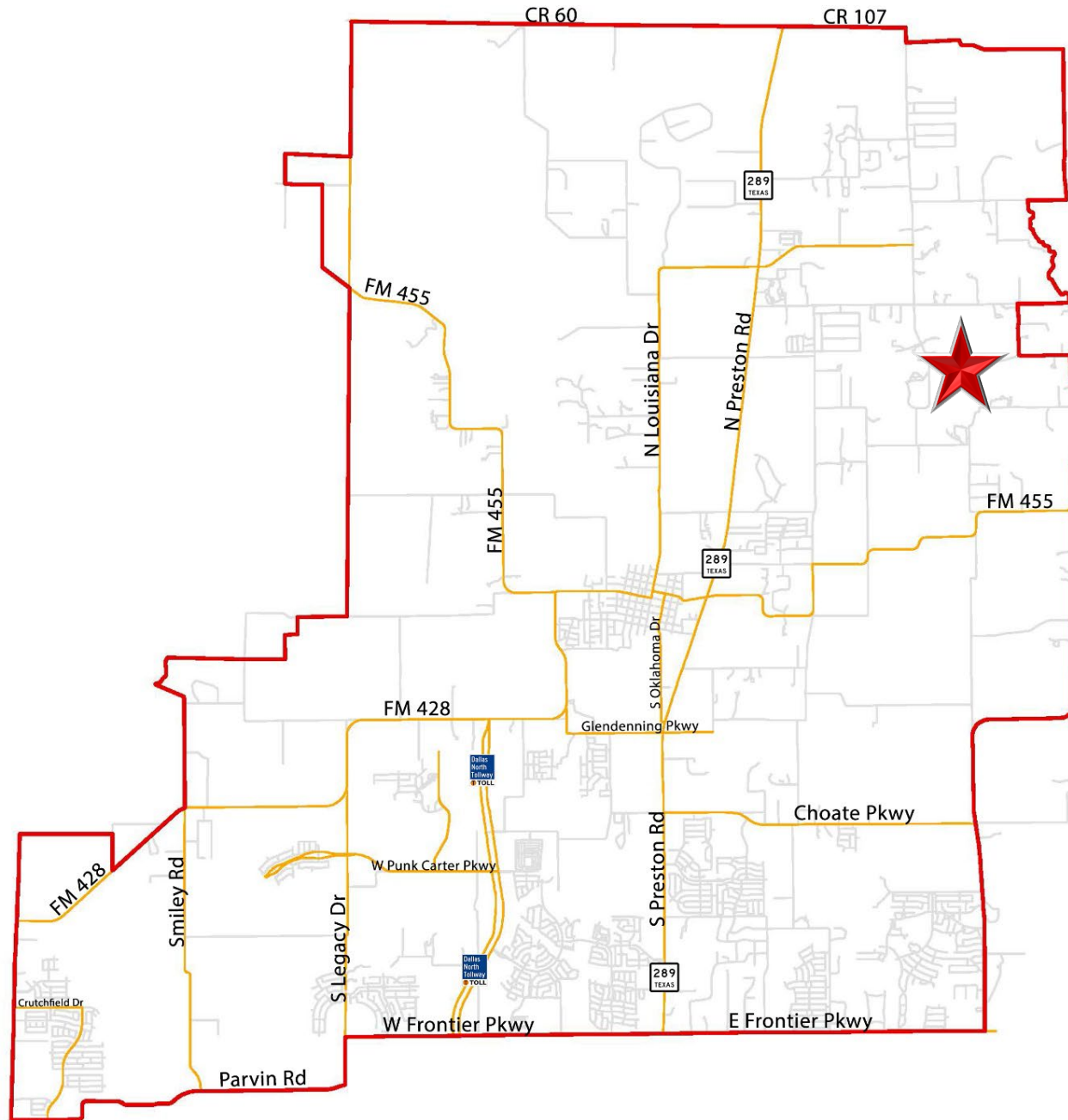
Legend  Subject Property  City Limits  Roads  Parcels	Rainwater Location Map City of Celina 12/19/2023	  0 1,250 2,500 Feet
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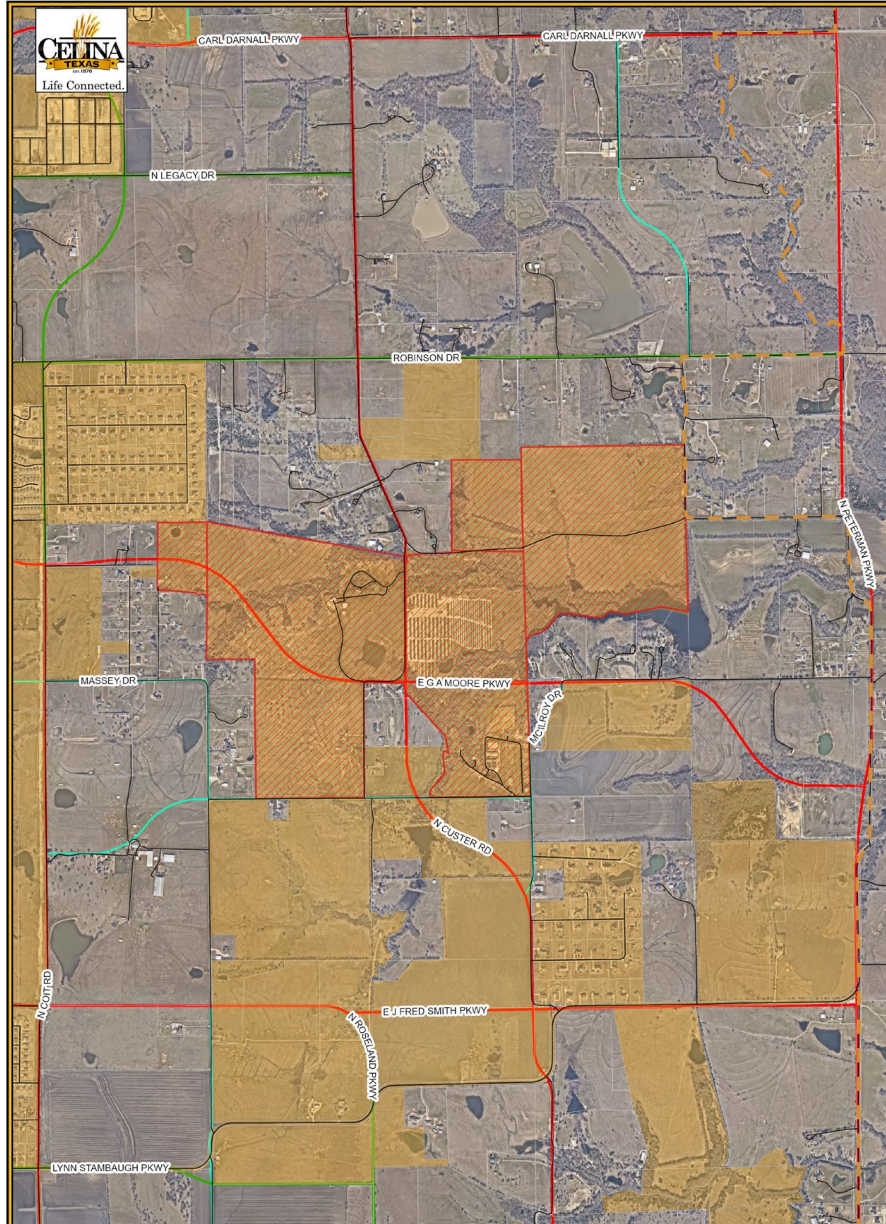
RAINWATER

PD Amendment

Planning & Zoning Commission
January 18, 2024







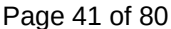
LOCATION MAP

The subject property is generally located west and east of Custer Road and north and south of GA Moore Parkway

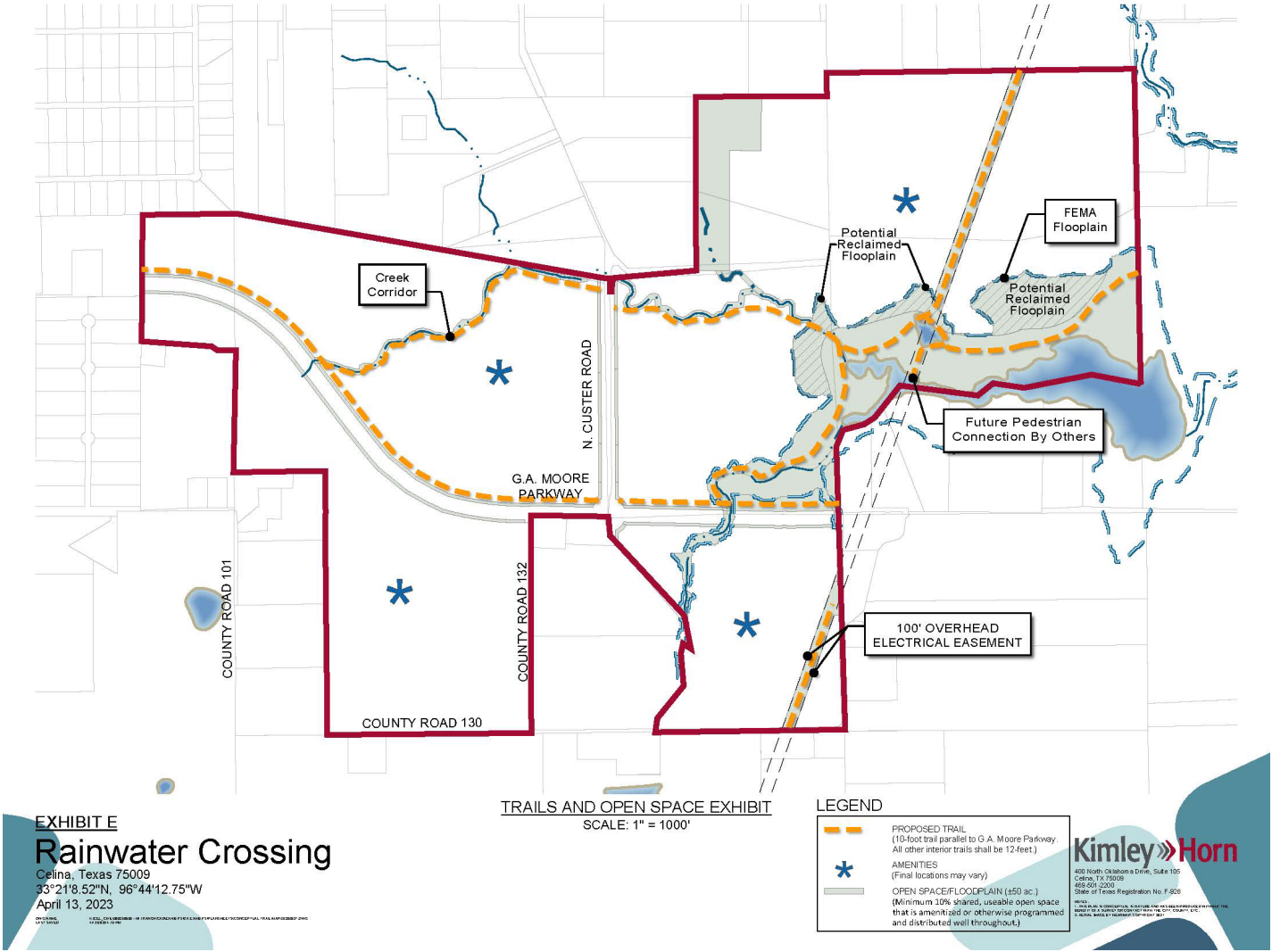
BACKGROUND

- The subject property is approximately 641 acres, located in the City Limits
- The subject property is currently zoned Planned Development (PD) No. 70, and an updated Development Agreement (DA) was approved in August 2023
- The updated DA proposed a master-planned community with a mix of land uses, as well as a school site, parkland, and adherence to all modern design standards and the Neighborhood Vision Book (NVB)
- The applicant's proposal is to rezone the subject property in conformance with the governing DA

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PROPOSED OPEN SPACE PLAN



POLICY CONSIDERATIONS

- Modern design standards and conformance with the NVB will apply
- Reservation of school site, dedicated parkland adjacent to Northeast Park, and additional amenity centers
- An integrated neighborhood with a mix of lot sizes rather than separated pods
- The request is in conformance with the approved DA

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in February
- 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 configurations of major thoroughfares and zoning classifications, all of which can be adjusted for pragmatic purposes at time of permitting. Such modifications shall not be unreasonably withheld but are subject to review and approval by the Director of Development Services. Nothing on the Concept Plan precludes the administration of Engineering requirements, such as detention, right-of-way dedication, or any other design regulation.

Architecture

The subject property is an architecturally, historically, and culturally significant tract of land that is meaningfully located along a regionally significant thoroughfare; thus, all structures shall abide by the City's architectural standards, and as may be amended.

Amenities & Open Space

- Trails shall generally be provided along the gas easement, creeks, floodplains, perimeter rights-of-way, and around detention ponds per City regulations, in addition to meeting all other connectivity and internal pedestrian requirements as shown on the Trails and Open Space Plan.
- Adherence to the Neighborhood Vision Book (NVB) shall be accomplished in accordance with Section 4.7(a) of this Agreement by useable open space that is amenitized or otherwise programmed (excludes perimeter landscape buffers) and distributed well throughout. Floodplains, creeks, and easements may be considered useable when amenitized.
- One (1) large amenity center shall be provided (generally in the northwest quadrant) that contains bathrooms, swimming pool, shade structure, playground, dog park or sports court, and smaller amenities, such as fire pits, gathering areas, etc.
- Three (3) small amenity centers shall be provided (generally in the other 3 quadrants) that contain bathrooms, swimming pool or splash pad, shade structure, playground, and smaller amenities. One (1) of the three (3) small amenity centers must include a swimming pool.

Design Standards

Development of the subject property shall abide by all standards in the Zoning Ordinance, Subdivision Regulations, and all other applicable City ordinances, as may be amended, except where otherwise described herein and below:

- The landscape buffers along E. GA Moore Parkway and N. Custer Road shall be no less than 30 feet in width and shall be permitted to serve as a dual-purpose utility easement(s).
- Access shall be preserved for the future park to the north.
- Lots adjacent to 9230 Myrtle Drive shall have installed a cedar, board on board fence with a top cap and posts installed on the Rainwater side of the property. Fencing shall be installed with home construction.

Mixed-Use (MU) Tracts

The Mixed-Use tracts shall generally develop per the MU (Mixed-Use) zoning district, except as follows:

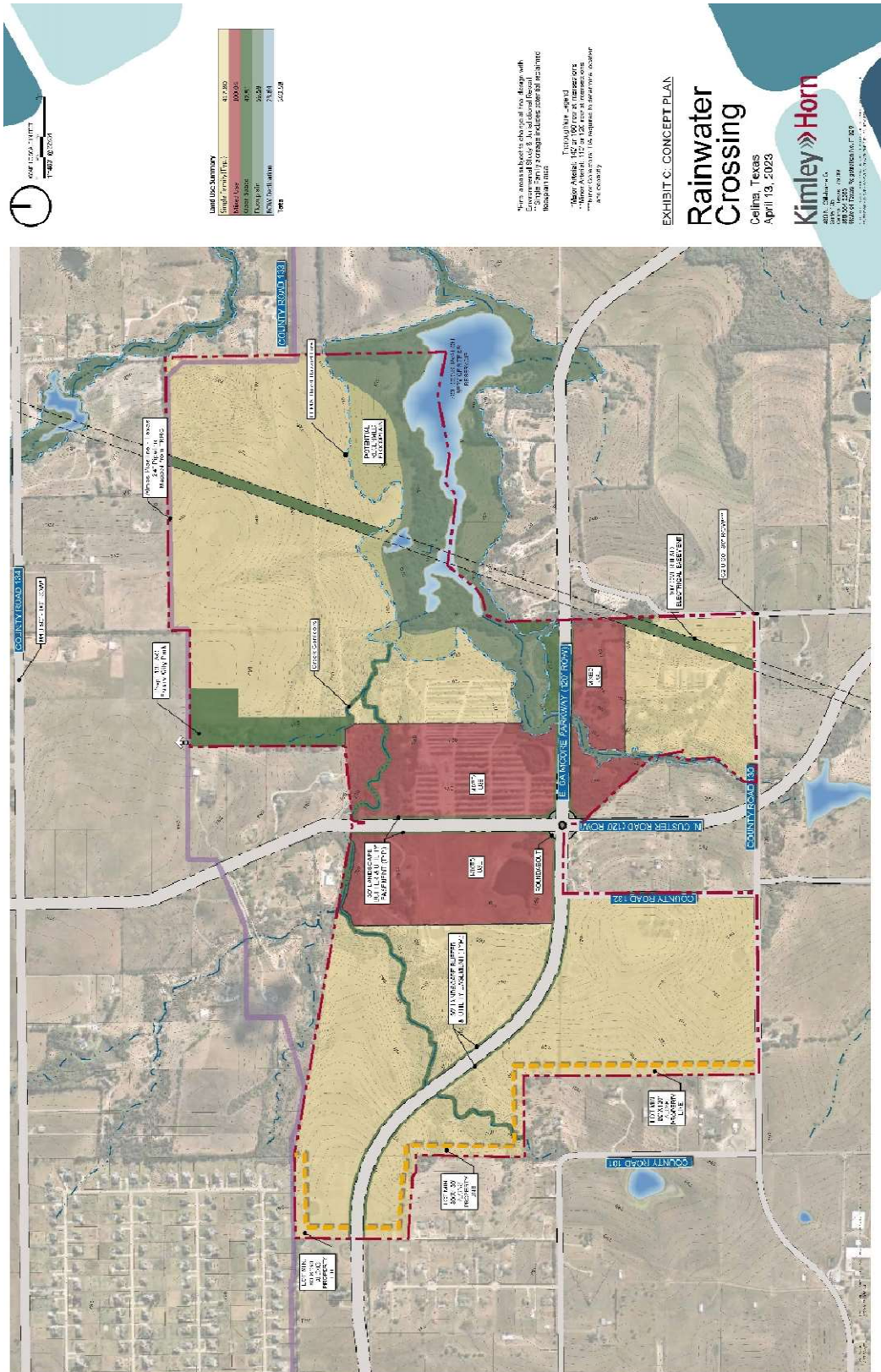
- A minimum of 20 acres shall be reserved for C (Commercial, Retail, & Office)
- A maximum of 1,000 units may develop as MF-2 or MF-3
- A maximum of 300 units may develop as MF-0
- Parking may be 1.6 spaces per unit
- Single family detached or attached residential lots developed in the MU Tracts may be developed as “SF-R” or “SF-A” as stated herein and are in addition to the lot maximums specified herein for the “SF-R” and “SF-A” Lots.

Single Family Residential, Attached & Detached (SF-A & SF-R) Tracts

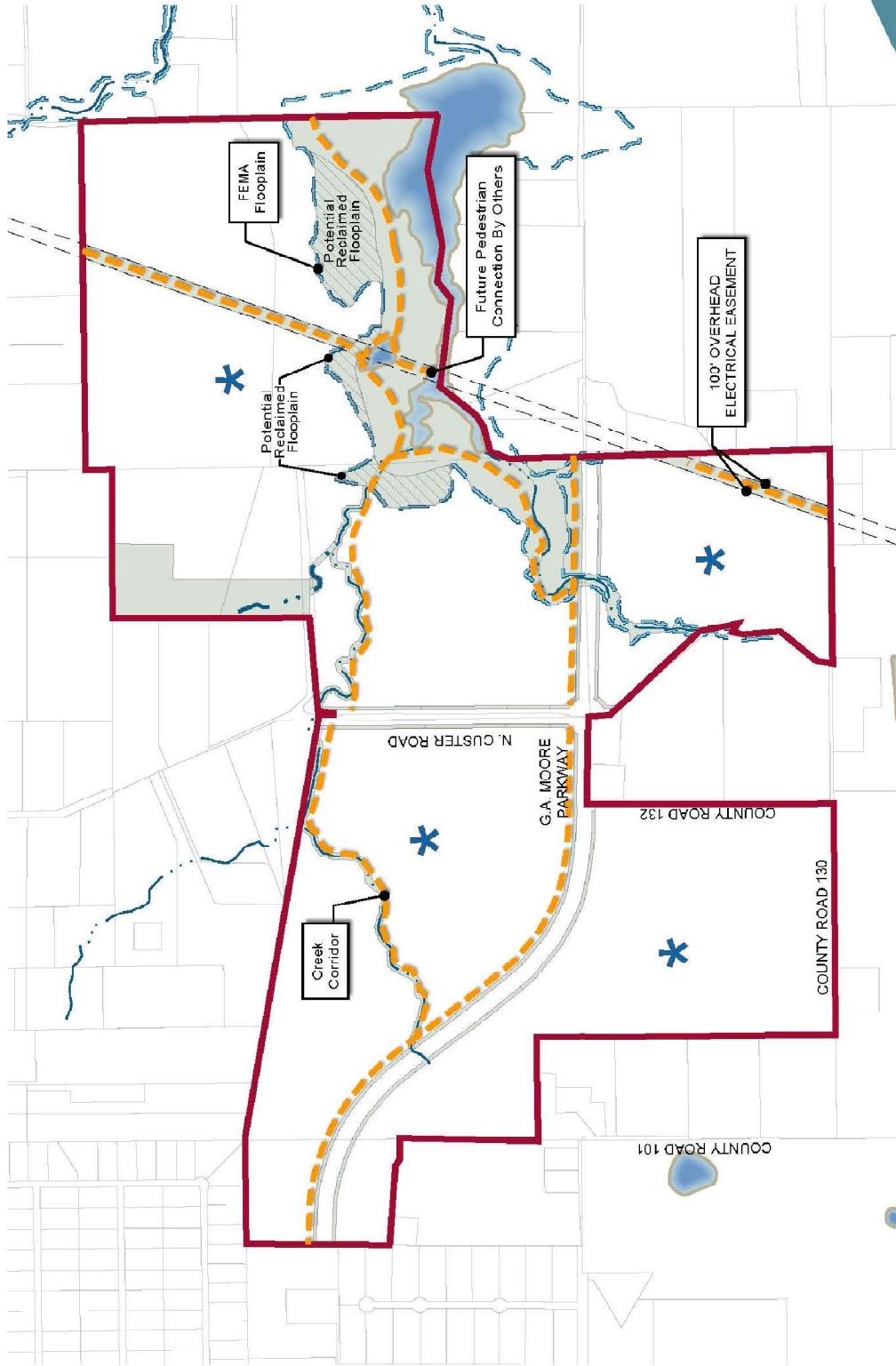
Neighborhoods shall generally develop per the Single-Family Residential, Detached District (SF-R) and Single-Family Residential, Attached District (SF-A), except as follows:

- Maximum Density within SF-R Tracts shall be 2,200
- Lots adjacent to existing estate residential neighborhoods, such as DC Ranch, shall be a minimum 80’ in width as shown on the concept plan.
- All lots less than 50’ in width require alleys
- The following lot mix shall apply:
 - Minimum 10% of SF-R lots shall be 70’ wide lots or larger
 - Minimum 20% of SF-R lots shall be 60’ wide lots or larger
 - Maximum of 60% of SF-R lots shall be 50’ wide or less
 - Maximum of 35% of SF-R lots shall be 40’ wide or less
 - Maximum of 500 units may be townhomes (SF-A)
- The minimum front & rear sliding setbacks shall be 35’ for SF-R and 30’ for SF-A (excluding garage) with the minimum of either setback being 10 feet.
- The minimum lot width (at building line) for SF-A shall be 20’.
- The minimum side yard setbacks for all SF lots sizes other than SF-A shall be 5’ or 0’/10’ if developed as zero lot line product.
- Lot coverage percentages shall not apply but shall not exceed the minimum setbacks set forth above.
- Where front porches are provided, they shall be permitted to encroach a maximum of five (5) feet into the front yard setback line.
- Differential finish grades on driveways may be up to a maximum 12% slope.

Concept Plan



Open Space Plan



LEGEND

	PROPOSED TRAIL (10-foot parallel to G.A. Moore Parkway All other interior roads and 12-foot)
	ADVENTURES (Trail locations may vary)
	OPEN SPACE/COOPPLAN (150 ac.) Minimum 20% Mixed, Usable Open Space Programmed and distributed well throughout

TRAILS AND OPEN SPACE EXHIBIT

SCALE: 1" = 1000'

EXHIBIT E

Rainwater Crossing

Colina, Texas 75009
33°2'18.52"N, 96°44'12.75"W
April 13, 2023

Kimley-Horn

400 North O'Connor & Cow, Suite 105
Austin, TX 78703
State of Texas Registration No. 19320
Professional Engineer License No. 19320
Professional Surveyor License No. 19320



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: January 18, 2024
Re: Stiles Tract (Estates on Legacy) – PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 33 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning and modified development standards; generally located west of Legacy Drive and approximately 775 feet south of Punk Carter Parkway, within the City Limits. (Stiles Tract (Estates on Legacy) – PD Zoning)

Background Information:

This item is for the rezoning of approximately 33 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning and modified development standards, in order to develop a residential neighborhood. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

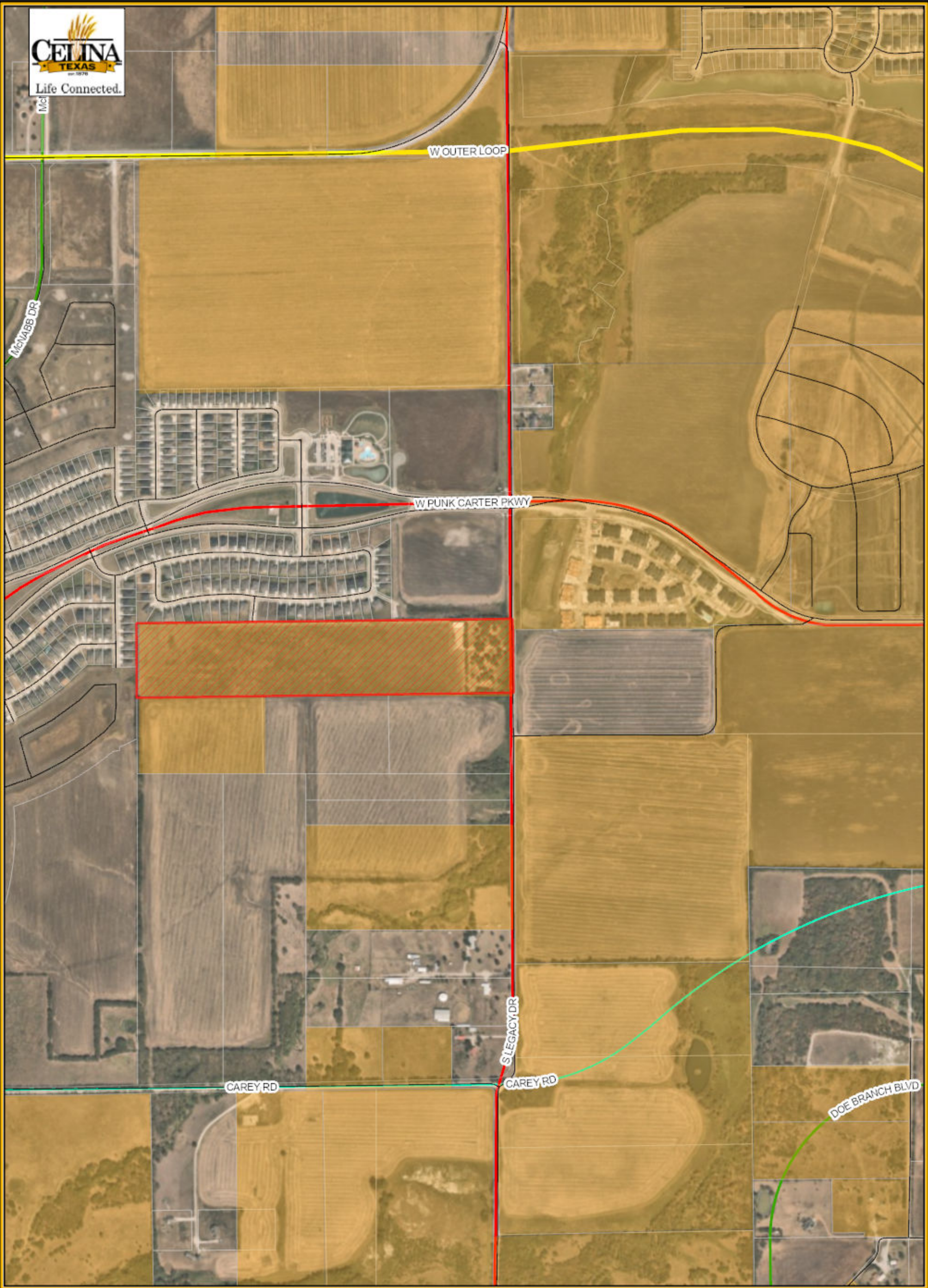
1. Location Map
2. Staff Presentation
3. Draft Development Regulations

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

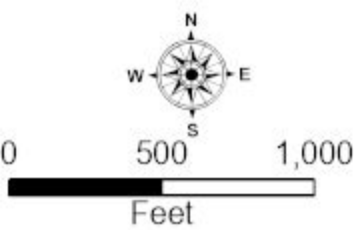


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**Stiles Tract
Location Map
City of Celina**

12/18/2023

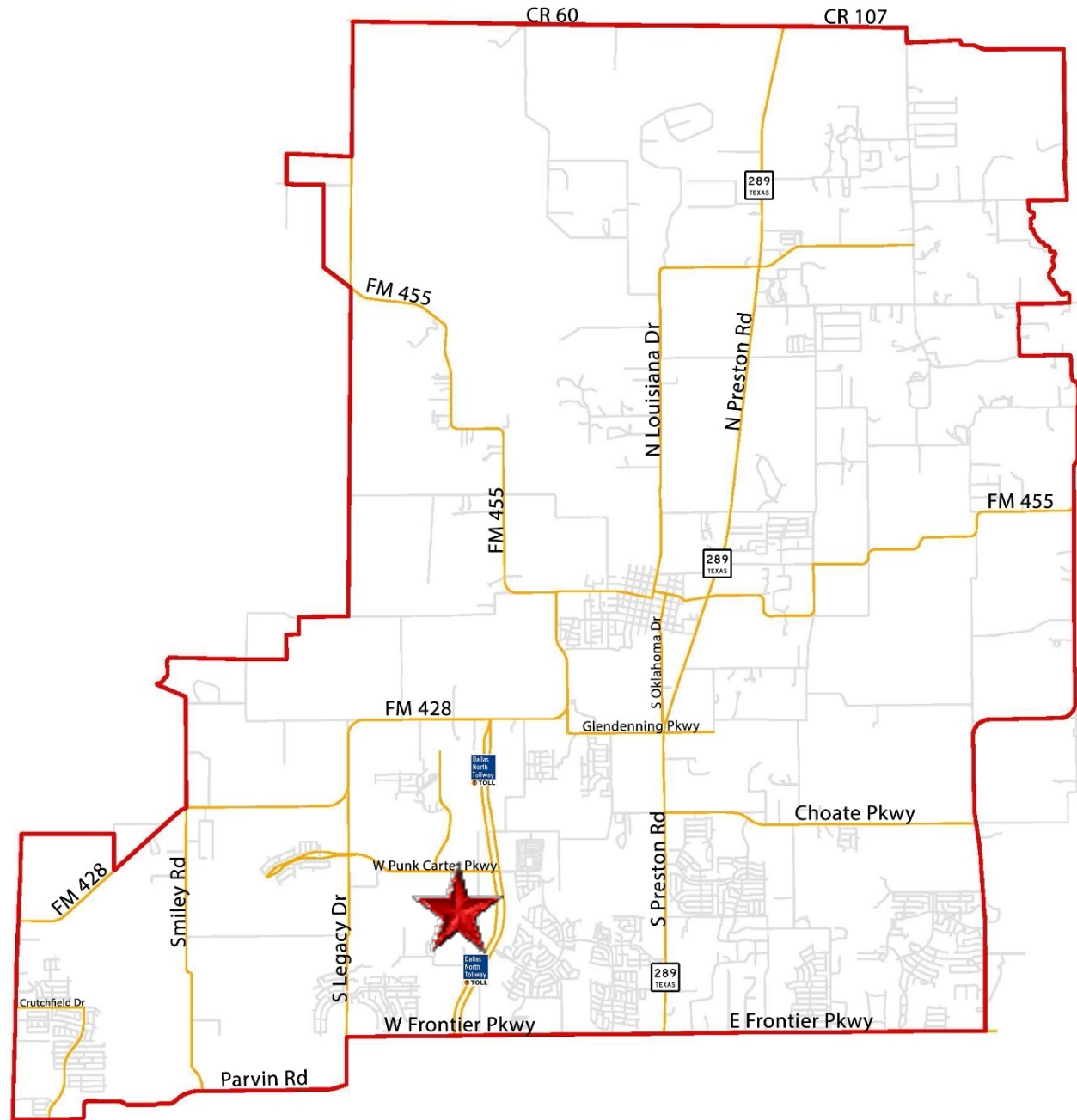


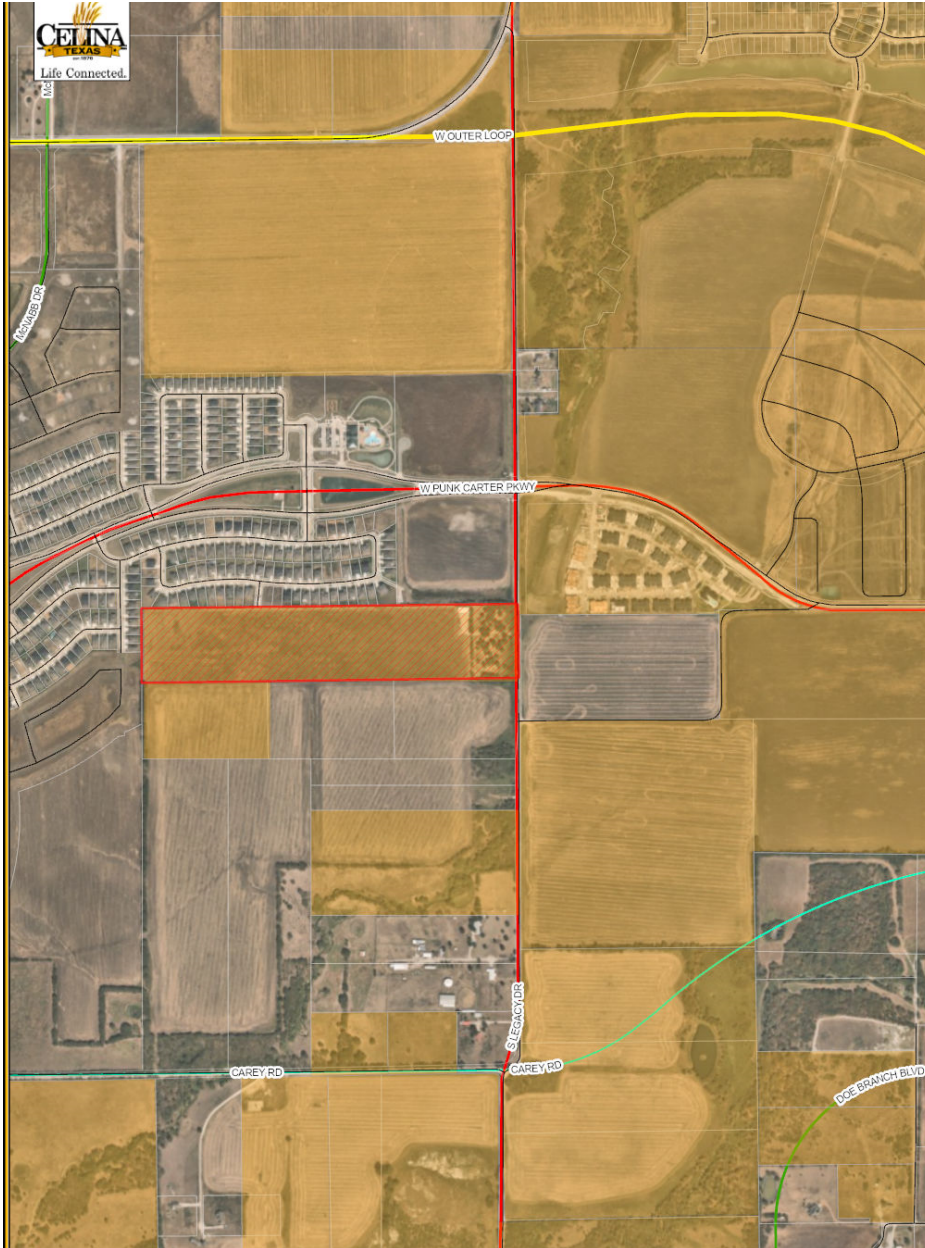
STILES TRACT (ESTATES ON LEGACY)

PD Zoning

Planning & Zoning Commission
January 18, 2024







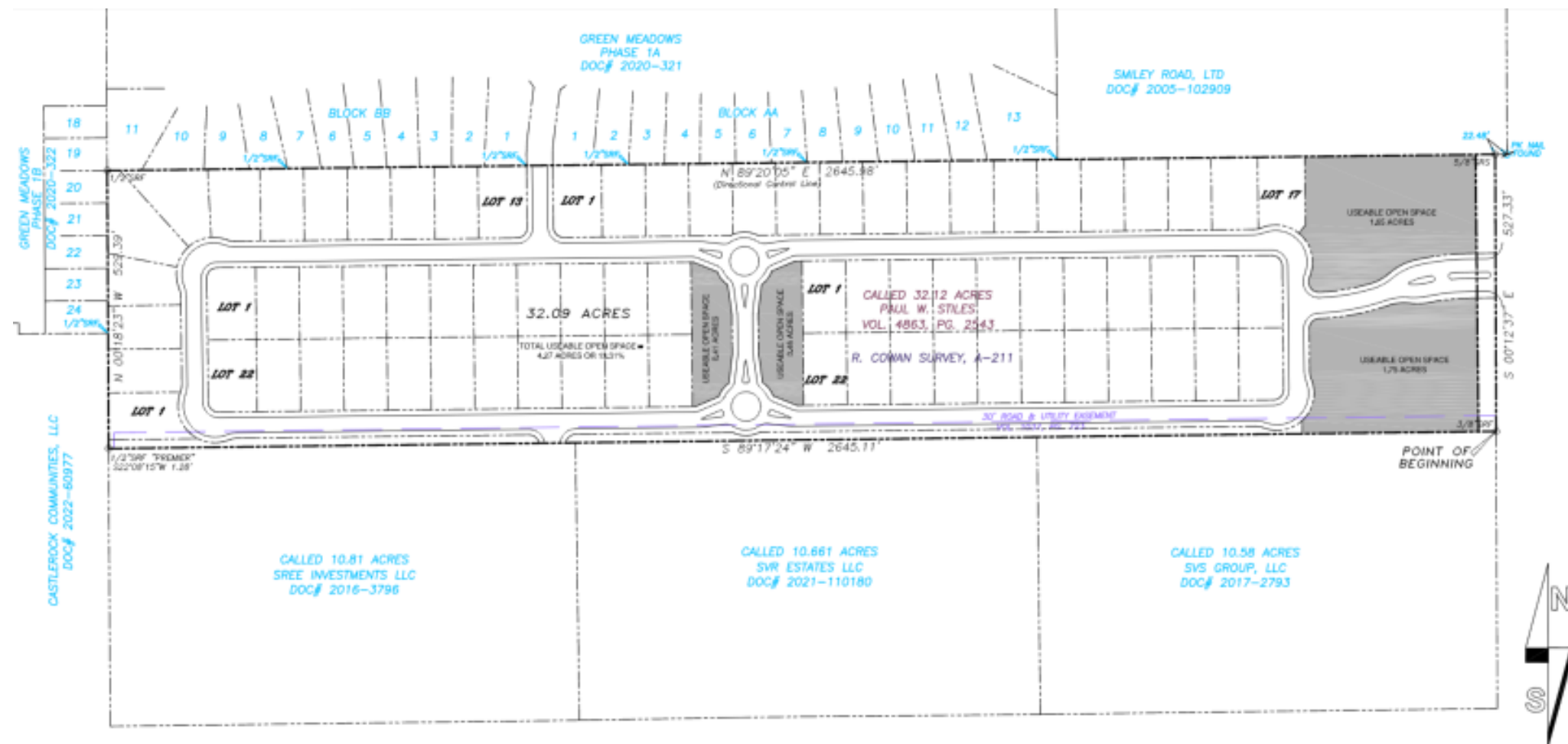
LOCATION MAP

The subject property is generally located west of Legacy Drive and approximately 775 feet south of Punk Carter Parkway, south of Green Meadows

BACKGROUND

- The subject property is approximately 33 acres, within City Limits, and currently zoned Agricultural District (AG)
- The applicant's request is to zone the property to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning, to allow for a new neighborhood

CONCEPT PLAN



PROJECT OVERVIEW

- The development will consist of approximately 77 lots, with a minimum lot width of 75'
- The neighborhood will connect into Green Meadows and to Legacy Drive
- The smaller size of the subject property and the floodplain along Legacy Drive preclude the property from satisfying the Neighborhood Vision Book (NVB)
- Stucco is proposed as an allowed material for homes bigger than 4,000 square feet

POLICY CONSIDERATIONS

- Large, quarter-acre lots located mid-block along Legacy Drive meet the vision of the City's long-range plans
- The size and floodplain make it a bad fit for commercial
- Being adjacent to existing neighborhoods, there are no negative adjacency impacts or concerns
- The requested reduction in open space is justified, considering the floodplain and the relative size of the subject property
- The use of stucco on custom homes over 4,000 square feet in size is not a concern

RECOMMENDATION

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

Draft Development Regulations

1. The subject property shall develop per the Single-Family Residential, Detached (“SF-R”) zoning district.
2. The subject property may also develop per the Single-Family Residential, Detached (“SF-R”) zoning district with the following development regulations:
 - a. The subject property shall generally develop per the attached Concept Plan.
 - b. The following lot standards apply:
 - Minimum Front Yard Setback – 15’; 20’ to the face of the garage door
 - Minimum Rear Yard Setback – 10’
 - Minimum Lot Width – 75’
 - For cul-de-sacs and eyebrow/elbows the minimum lot width measured at the building line shall be forty-five (45) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet.
 - c. All structures must adhere to the City’s architectural design standards, as may be amended. However, 3-step stucco may be considered a Category A building material for homes with a minimum square footage of 4,000.
 - d. A landscape buffer with decorative metal fencing and opaque evergreen screening may be installed along the southern property line.
 - e. Vehicular cross access shall be provided to the north, south, and to Legacy Drive.
 - f. The open space and amenities, as shown on the Concept Plan, shall satisfy the City’s open space regulations and requirements as found within the Neighborhood Vision Book (NVB).



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: January 18, 2024
Re: Thomas Tract – PD Amendment

Action Requested:

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 (DNTO) 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)

Background Information:

The applicant is requesting to amend approximately 30 acres of Planned Development (PD) No. 17 with the Dallas North Tollway Overlay District (DNTO) base zoning and modified development standards, in order to construct a multi-family development. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

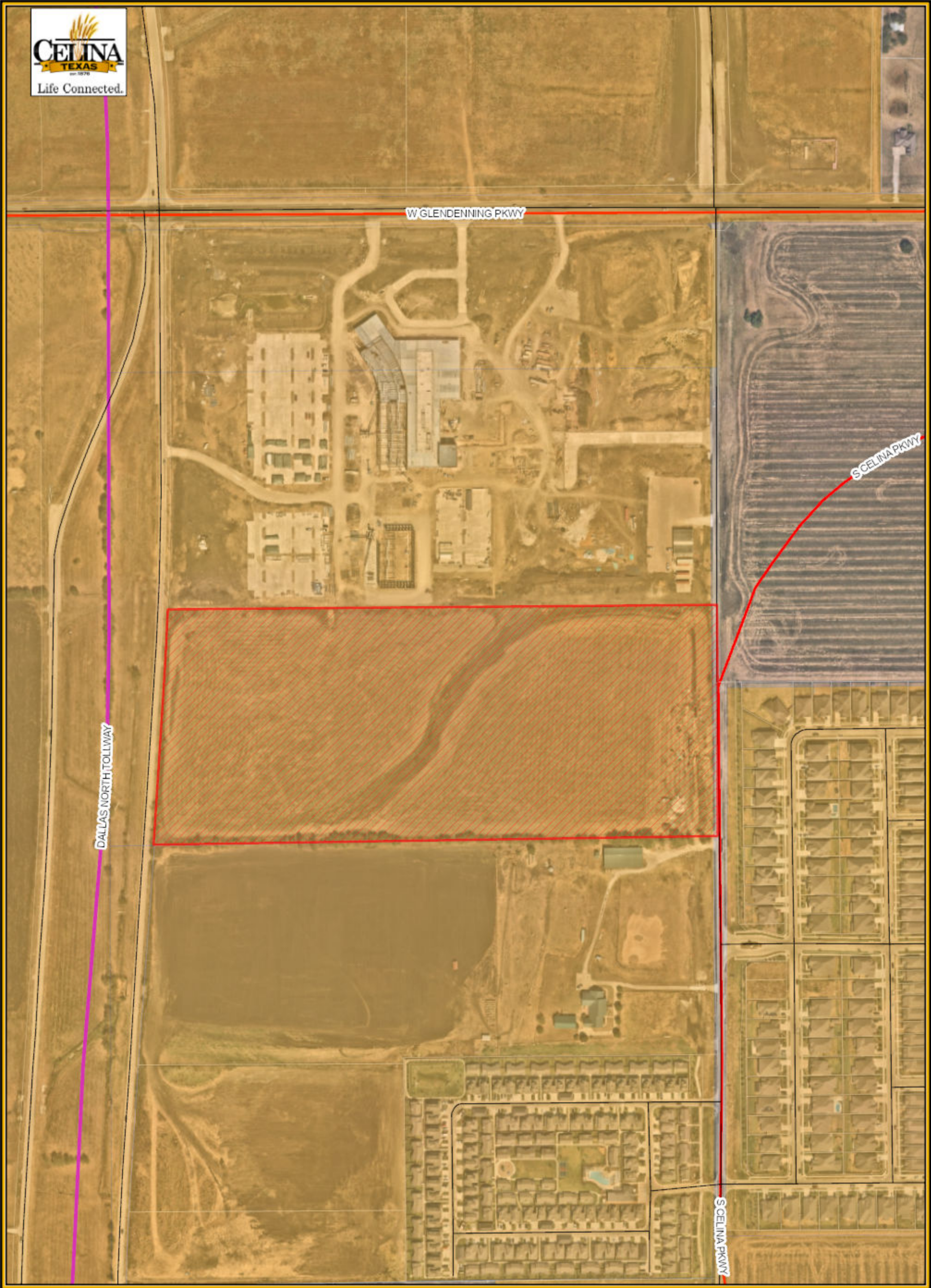
1. Location Map
2. Staff Presentation
3. Draft Development Regulations

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends denial as presented.

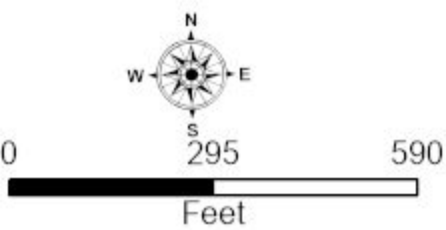


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**Thomas Tract
Location Map
City of Celina**

12/18/2023

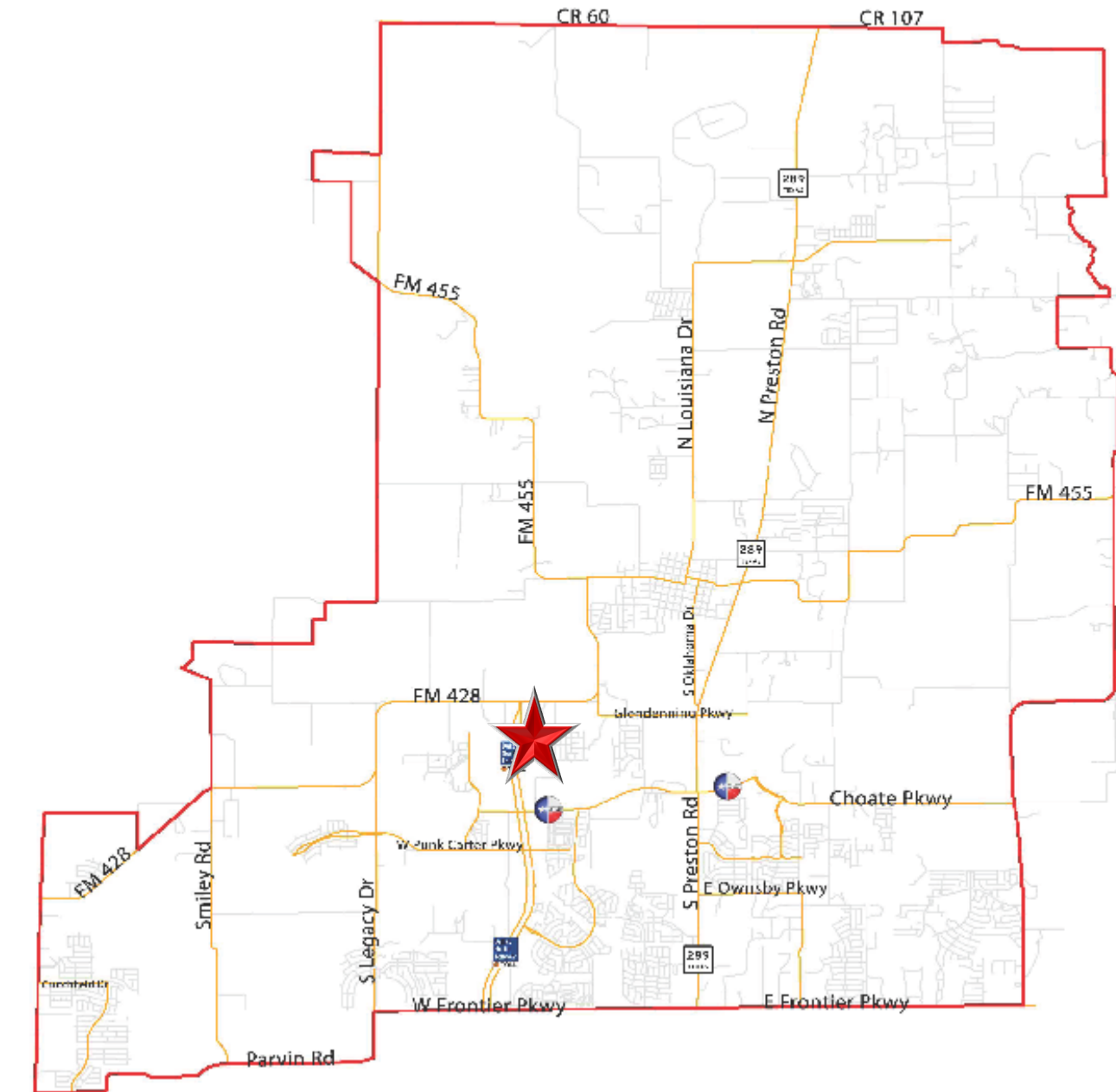


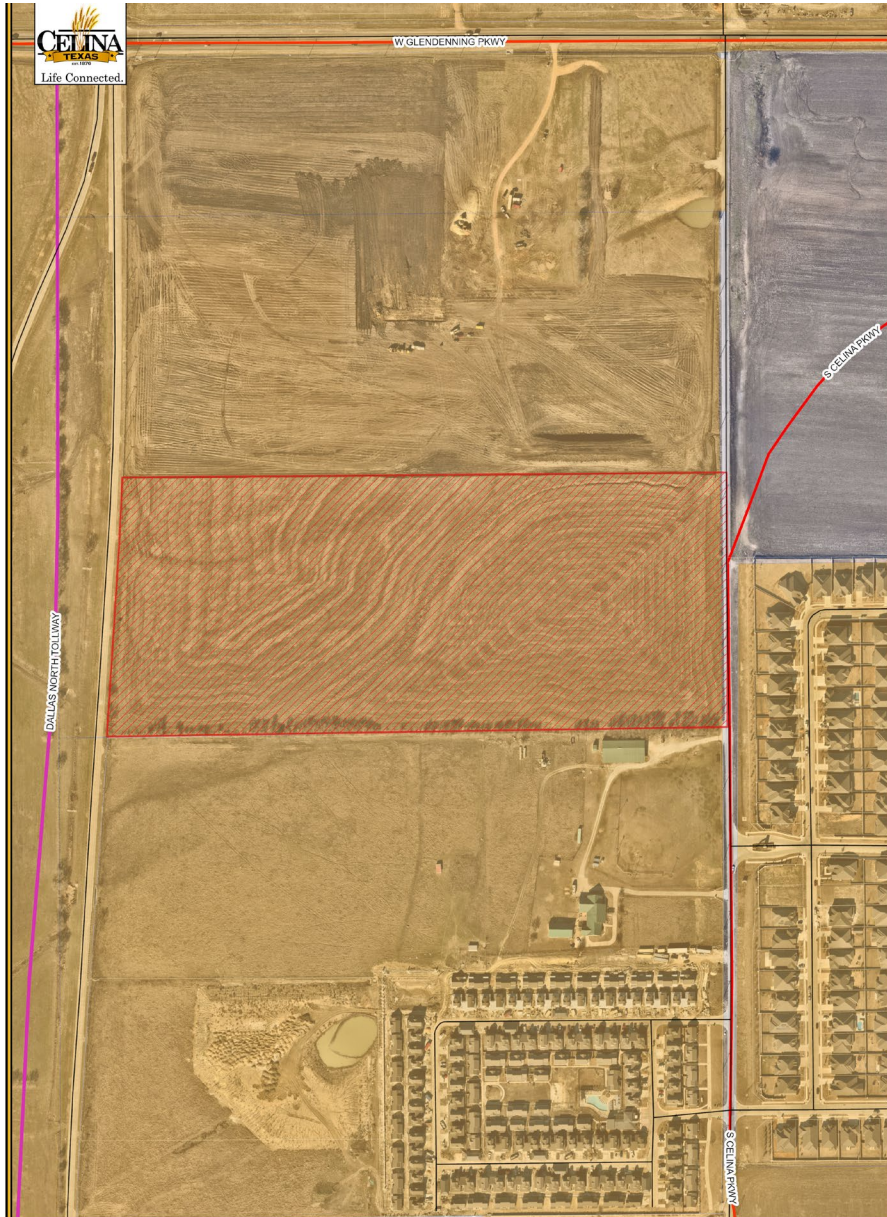
THOMAS TRACT

PD Amendment

Planning & Zoning Commission
January 18, 2024







LOCATION MAP

The subject property is generally located east of Dallas Parkway and approximately 1,200 feet south of future Glendenning Parkway

BACKGROUND

- The subject property is approximately 30 acres
- The subject property is currently zoned Planned Development PD No. 17, approved in 2005, which allows for a mix of retail, office, commercial, and industrial uses (with an SUP)
- The current zoning does not allow for any multi-family
- The DNTD prohibits surface-parked multi-family product types (MF-2) and restricts urban wrap products (MF-3) within 750' of the Dallas North Tollway

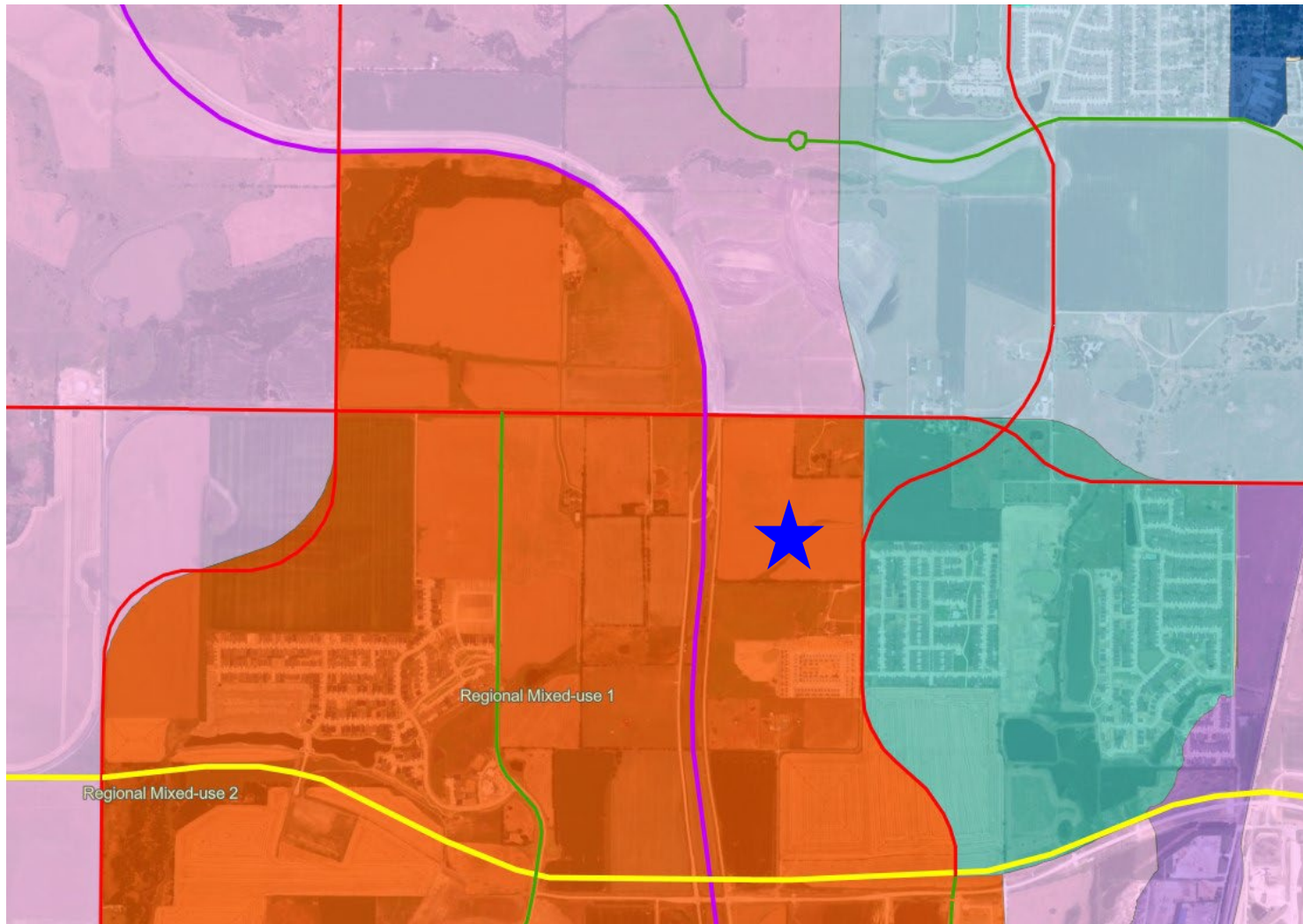
APPLICANT'S REQUEST

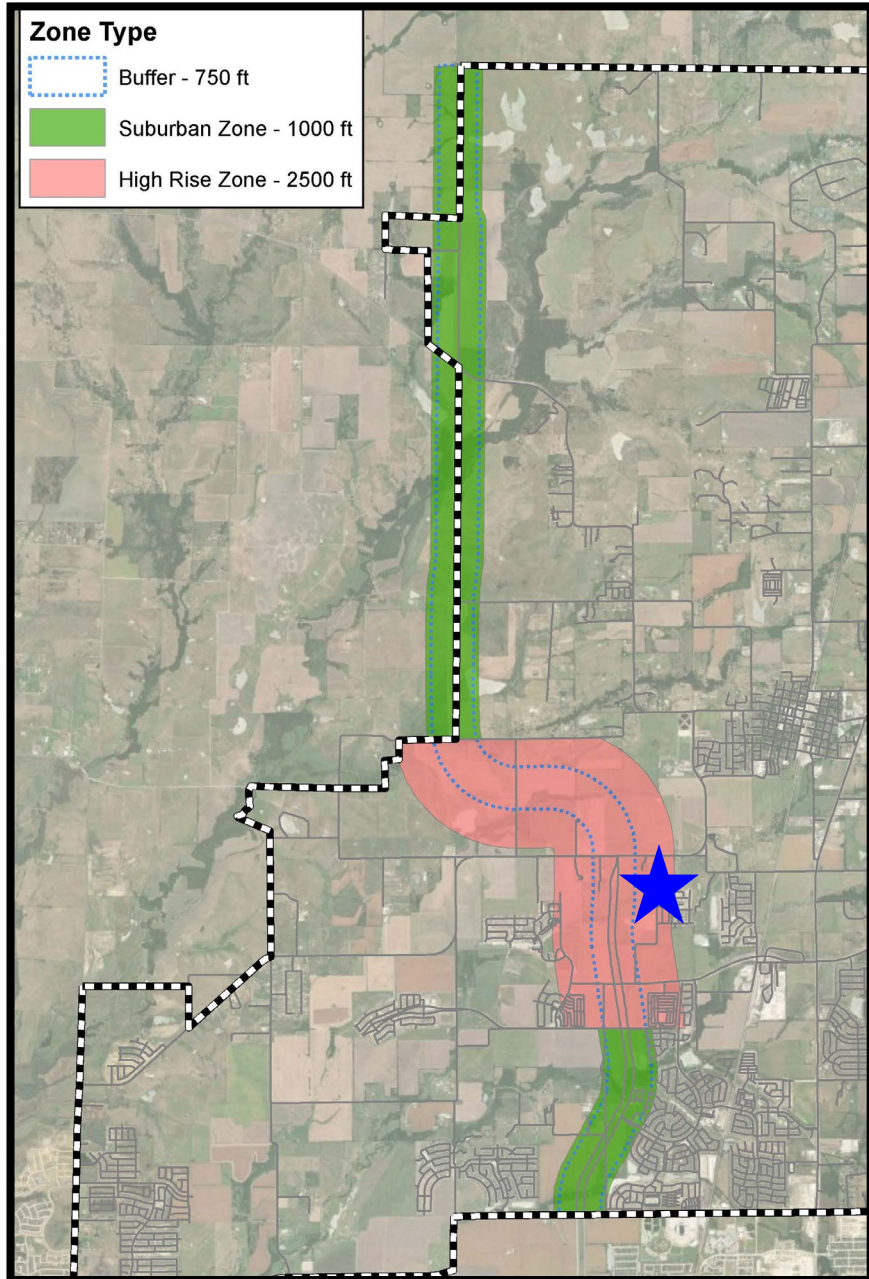
- The proposal is to rezone the subject property with the Dallas North Tollway Overlay District (DNTD), and the following land use deviations:
 - Multi-Family, Urban Edge (MF-2) permitted within the DNTD
 - Multi-Family, Urban Living (MF-3) permitted within 750' of the DNT
 - Restaurant, Drive-In or Drive-Thru, permitted in the High-Rise Subzone
 - Minimum height of non-residential buildings reduced from 4 stories to 1 story

ADJACENCY

- Methodist Hospital is to the north
- The DNT is to the west
- Celina Parkway (and Greenway) is to the east
- The southern property is undeveloped, with a base zoning of DNTO

FUTURE LAND USE PLAN





Character District



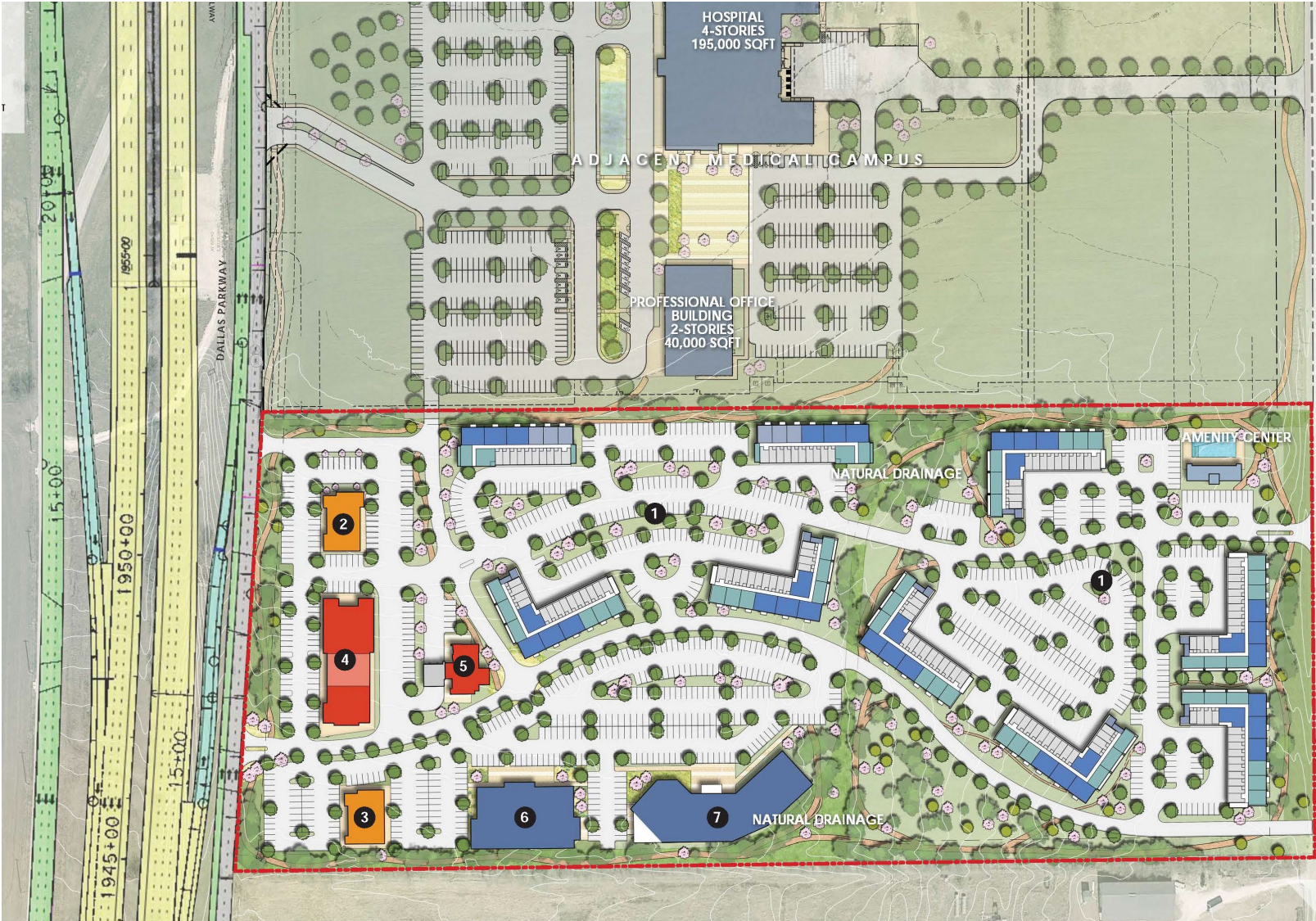
REGIONAL MIXED-USE 1 (RMU1)

Regional Mixed-Use 1 is located at the intersection of the Dallas North Tollway and the Collin County Outer Loop alignment. This major regional activity center is anticipated to include the most intense land uses within the planning area and to accommodate the greatest building heights. Pedestrians will be a top priority, with walkable multi-story buildings and continuous shade. Envisioned as a major employment and entertain destination, a welcoming environment is reflected in an abundance of amenities and extensive landscaping.

REGIONAL MIXED-USE

- The High-Rise Subzone is reserved for regional mixed-use, per the Comprehensive Plan
- It preserves the land surrounding the DNT/CCOL intersection for corporate office, large employment, high-rise towers, mixed-use destination centers, and other high-value projects
- It is not intended for standard suburban commercial, office, and residential
- It is not intended for surface-parked multi-family

PROPOSED CONCEPT PLAN



SITE KEY

SITE AREA ± 29 ACRES

URBAN EDGE RESIDENTIAL

1 URBAN EDGE RESIDENTIAL ± 15 ACRES

RESTAURANT

2 RESTAURANT

3 RESTAURANT

RETAIL

4 RETAIL

5 FINANCIAL INSTITUTION

MEDICAL OFFICE CONDOMINIUM

6 MEDICAL OFFICE CONDOMINIUM 1-STORY (MINIMUM)

7 MEDICAL OFFICE CONDOMINIUM 1-STORY (MINIMUM)

OPEN SPACE

RETENTION POND

CONCEPT PLAN IS SUBJECT TO DRAINAGE STUDY. POND LOCATION AND SIZING TO BE COFIRMED AT THE TIME OF DEVELOPMENT

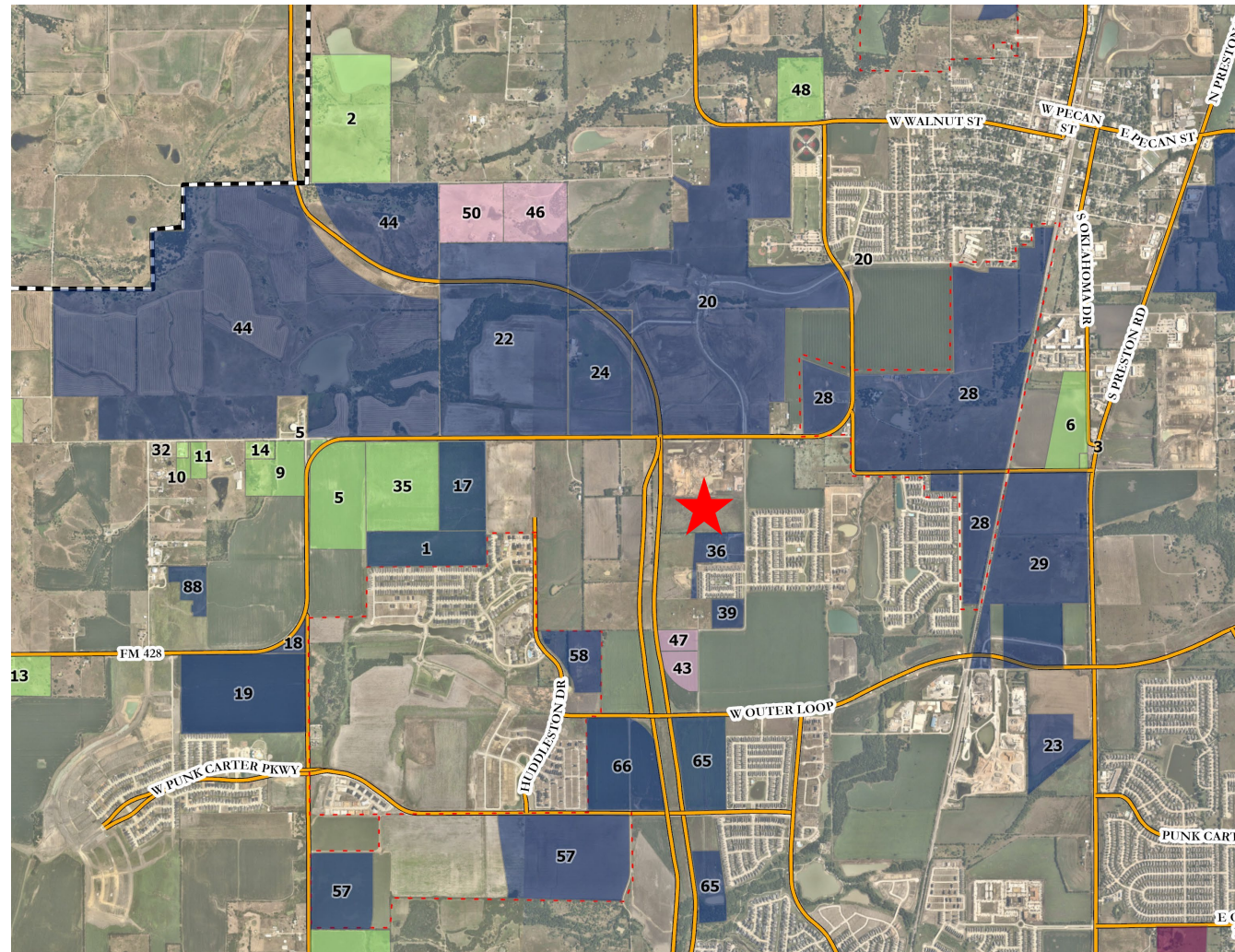
POLICY CONSIDERATIONS

- MF-2 is not permitted along the DNT corridor, and MF-3 is not permitted within 750' of the DNT frontage roads in the High-Rise Subzone
- The proposed zoning would allow multi-family on the entire tract, with no minimum commercial component
- The current zoning allows the proposed banking, restaurant (dine-in), and medical office land uses by right, but no multi-family
- The current zoning only allows industrial land uses with an SUP
- This section of Celina Parkway already has tracts with low-density multi-family entitled
- The City's long-range plans do not support the proposed development

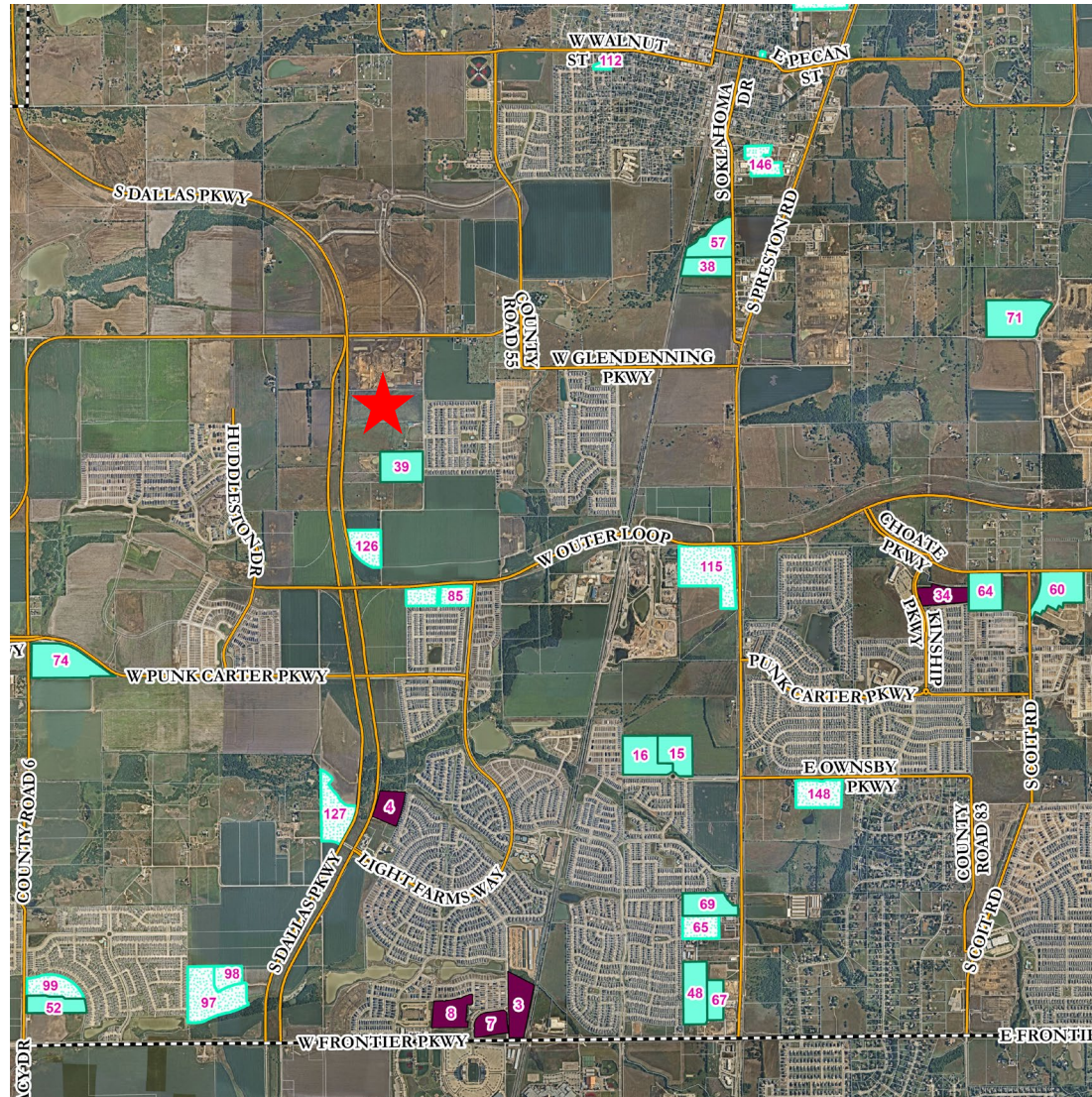
POLICY CONSIDERATIONS

- The property is within the High-Rise Zone of the Dallas North Tollway Overlay which was intended for high-value, regional mixed-use developments
- Preserving DNT tracts for highest and best use protects the long-range tax base
- Council retains discretionary control to approve multi-family projects when warranted, which is typically in conjunction with a major mixed-use destination center
- The rezoning request is speculative in nature, as no developer currently exists
- Reducing design standards for a speculative request is discouraged

13



VICINITY PROJECTS



DEEPER DIVE



RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in February
- Staff recommends denial as presented
- Staff would support a rezoning to a base of DNTO

Draft Development Regulations

The property is zoned a Planned Development (PD) with a base zoning of the Dallas North Tollway Overlay District (DNTD), with the following Development Regulations:

- 1) The building exteriors shall conform to the architectural standards of the Zoning Ordinance, as it exists or may be amended;
- 2) Conformance with the Multi-Family & Commercial Vision Book is required, including any safety features such as gates;
- 3) In addition to the uses allowed by the base zoning district, the following uses are allowed by right throughout the site:
 - a. MF-2
 - b. MF-3
 - c. Restaurant, Drive-In or Drive-Thru
- 4) Minimum height:
 - a. Non-residential: Minimum 1-story
 - b. Multi-family: Minimum 2-story
- 5) No mixed-use integration through first floor, retail-ready space shall be required; and
- 6) Minimum Parking Ratio: 1.6 spaces/unit.