



Life Connected.

PLANNING AND ZONING COMMISSION REGULAR MEETING

CELINA COUNCIL CHAMBERS

112 N. COLORADO ST.

THURSDAY, FEBRUARY 15, 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. Landscaping Ordinance Revision Discussion
- B. Neighborhood Vision Book Revision Discussion
- C. P&Z Commissioner Training Part 2

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 January 18, 2024, Planning & Zoning Commission meeting.

IV. PUBLIC HEARING/ACTION

- A. Conduct a public hearing to consider and act upon a request to zone approximately 15 acres to Community Facilities District (CF); generally located south of County Road 106, and approximately 3,500 feet east of Preston Road, within the Extraterritorial Jurisdiction (ETJ). (Public Works Expansion – Zoning)
- B. Conduct a public hearing to consider and act upon a request to amend approximately 53 acres of Planned Development (PD) No. 110 with Commercial, Office, & Retail District (C), Multi-Family, Urban Edge District (MF-2), Multi-Family, Urban Living District (MF-3), Single-Family Residential, Attached District (SF-A), and Single-Family Residential, Detached District (SF-R), and the Preston Road Overlay (PRO), with modified development standards; generally located at the northeast corner of Preston Road and FM 455, within both the City Limits and Extraterritorial Jurisdiction (ETJ). (North 6 – PD Amendment)

- C. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for Senior Living - Assisted & Advanced Care and Senior Living - Independent Living on approximately 16 acres; generally located west of Preston Road and approximately 400 feet south of John Campbell Trail, within the City Limits. (eVantage Senior Living – Specific Use Permit)

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 REGULAR MEETING

CELINA COUNCIL CHAMBERS

112 N. COLORADO ST.

THURSDAY, JANUARY 18, 2024

5:00 PM

MINUTES

I. CALL TO ORDER

Chair Bain called the meeting to order at 5:00 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	Present
Bryan Poche	Planning & Zoning Commission	Vice Chair	Present
Alan Upchurch	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. Presentation of the Planning Excellence Award
- B. Wes Frank, Assistant to the City Secretary, administered the Oath of Office and swore in Commissioner Alan Upchurch.

III. CONSENT AGENDA

- A. Minutes Approval:

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

RESULT:	Passed
MOVER:	Daniel Rojas, Commissioner
SECONDER:	Bryan Poche, Vice Chair
AYES:	Shawn Bain, Michael Dawson, Bryan Poche, Daniel Rojas, Daniel Trigo
NAYES:	None
ABSTAIN:	Alan Upchurch, Commissioner

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)

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.

Vice Chair Poche seconded the motion.

All were in favor, and the motion was approved.

RESULT: Passed

MOVER: Daniel Rojas, Commissioner

SECONDER: Bryan Poche, Commissioner

AYES: Shawn Bain, Michael Dawson, Bryan Poche, Daniel Rojas, Daniel Trigo, Alan Upchurch

NAYES: None

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

Ms. Kiker 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, Michael Dawson, Bryan Poche, Daniel Rojas, Daniel Trigo, Alan Upchurch

NAYES: None

- 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)

Lexi Barnett, 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 Dawson motioned to approve the item as proposed.

Commissioner Rojas seconded the motion.

All were in favor, and the motion was approved.

RESULT:	Passed
MOVER:	Michael Dawson, Commissioner
SECONDER:	Daniel Rojas, Commissioner
AYES:	Shawn Bain, Michael Dawson, Bryan Poche, Daniel Rojas, Daniel Trigo, Alan Upchurch
NAYES:	None

- 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)

Kari White, Planning Manager, presented the staff report.

Chair Bain opened the public hearing.

Commissioner Rojas asked if this request was in conformance with the governing Development Agreement.

Ms. White confirmed that the development standards listed in the proposed Planned Development are the same as those in the Development Agreement.

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 Upchurch seconded the motion.

All were in favor, and the motion was approved.

RESULT:	Passed
MOVER:	Bryan Poche, Commissioner
SECONDER:	Alan Upchurch, Commissioner
AYES:	Shawn Bain, Michael Dawson, Bryan Poche, Daniel Rojas, Daniel Trigo, Alan Upchurch
NAYES:	None

- 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)

Ms. Kiker presented the staff report.

Chair Bain opened the public hearing.

Applicant, Phyllis Jarrell, 2813 Persimmon Court, Plano, Texas, 75074, delivered a presentation to the Commission and stated that she was available to answer any questions.

Commissioner Rojas asked if the applicant expects this project to move forward, and if there is an opportunity to do lots larger than 75' in width.

Applicant, Warren Packer, 7810 Constance Avenue, Frisco, Texas, 75034, responded that there is a lack of true custom homes in this market, and they do expect this project to move forward. There is an opportunity to buy and assemble additional land and have a larger home, but that is not expected at this time.

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

The commissioners discussed the item.

Commissioner Upchurch motioned to approve the item as proposed.

Commissioner Dawson seconded the motion.

All were in favor, and the motion was approved.

RESULT:	Passed
MOVER:	Alan Upchurch, Commissioner
SECONDER:	Michael Dawson, Commissioner
AYES:	Shawn Bain, Michael Dawson, Bryan Poche, Daniel Rojas, Daniel Trigo, Alan Upchurch
NAYES:	None

- 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)

Ms. White presented the staff report.

Chair Bain opened the public hearing.

The applicant, Rob Daake, 708 Hackberry Ridge Drive, McKinney, Texas, 75072, delivered a presentation to the Commission and stated that he was available to answer any questions.

Commissioner Rojas asked if the proposal had changed since the last public hearing.

Mr. Daake responded that the concept plan had been further refined since the previous public hearing.

Commissioner Dawson asked if this concept plan would be built or be constructed.

Mr. Daake responded that without a developer lined up, that this concept plan is speculative, and would most likely be reworked prior to construction.

Commissioner Trigo asked if this request is truly the highest and best use for this property.

Mr. Daake responded that in a vacuum, no, this is not the highest and best use, but that this is not a vacuum and that this proposal would benefit the adjacent hospital by providing housing close by.

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

The commissioners discussed the item.

Commissioner Rojas motioned to deny the item as proposed, as the proposal does not align with the City's vision for the Dallas North Tollway Overlay (DNTO).

Vice Chair Poche seconded the motion.

All were in favor, and the motion was denied.

RESULT:	Defeated [6 to 0]
MOVER:	Daniel Rojas, Commissioner
SECONDER:	Bryan Poche, Vice Chair
AYES:	Shawn Bain, Michael Dawson, Bryan Poche, Daniel Rojas, Daniel Trigo, Alan Upchurch
NAYES:	None

V. **WORKSESSION**

- B. P&Z Commissioner Training Part 1

VI. **ADJOURNMENT**

Chair Bain adjourned the meeting at 6:59p.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: February 15, 2024
Re: Public Works Expansion – Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 15 acres to Community Facilities District (CF); generally located south of County Road 106, and approximately 3,500 feet east of Preston Road, within the Extraterritorial Jurisdiction (ETJ). (Public Works Expansion – Zoning)

Background Information:

This request is to zone approximately 15 acres to Community Facilities District (CF), which is an appropriate zoning district for municipal facilities. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

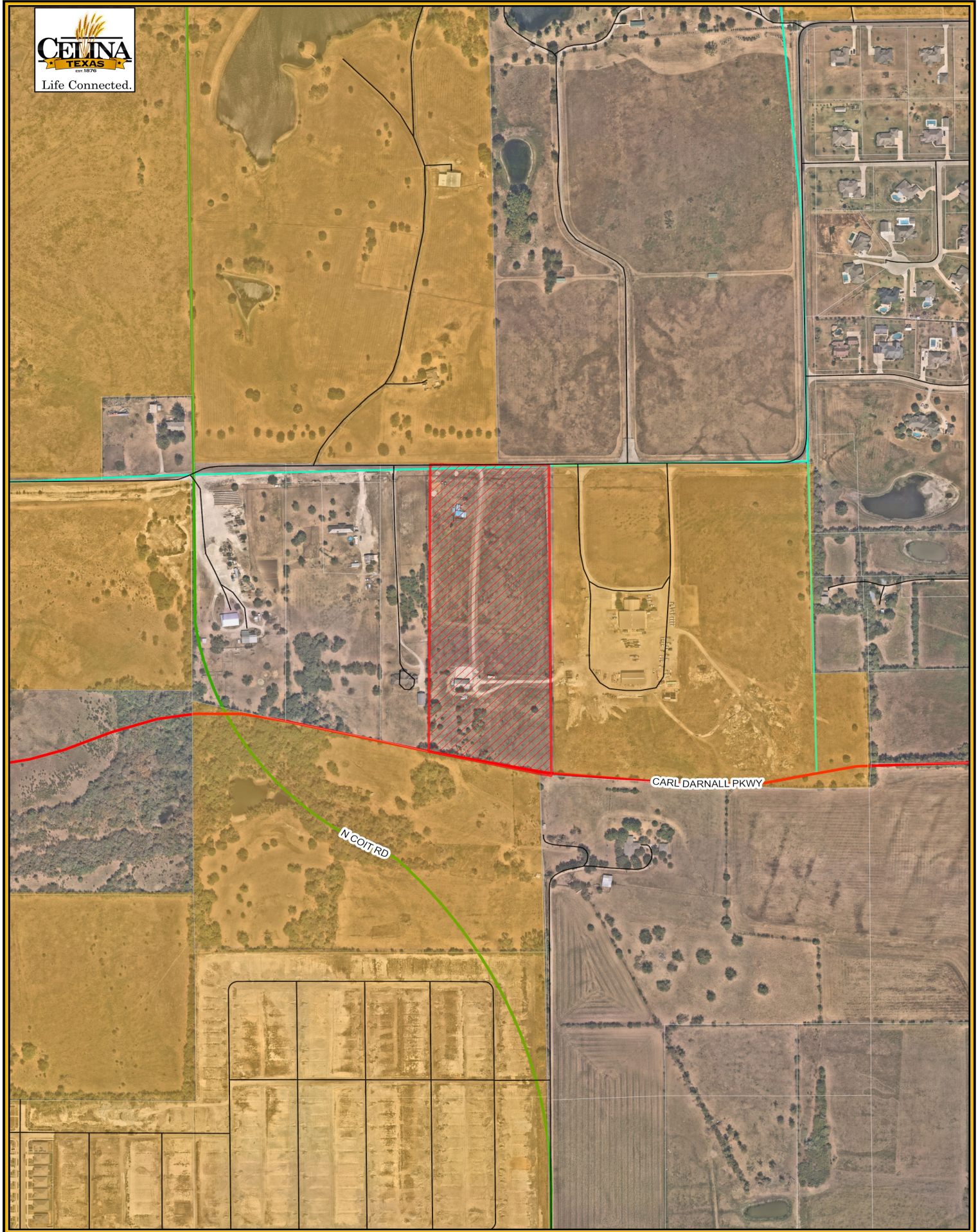
1. Location Map
2. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

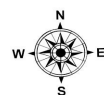


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

Public Works Expansion Location Map City of Celina

1/22/2024



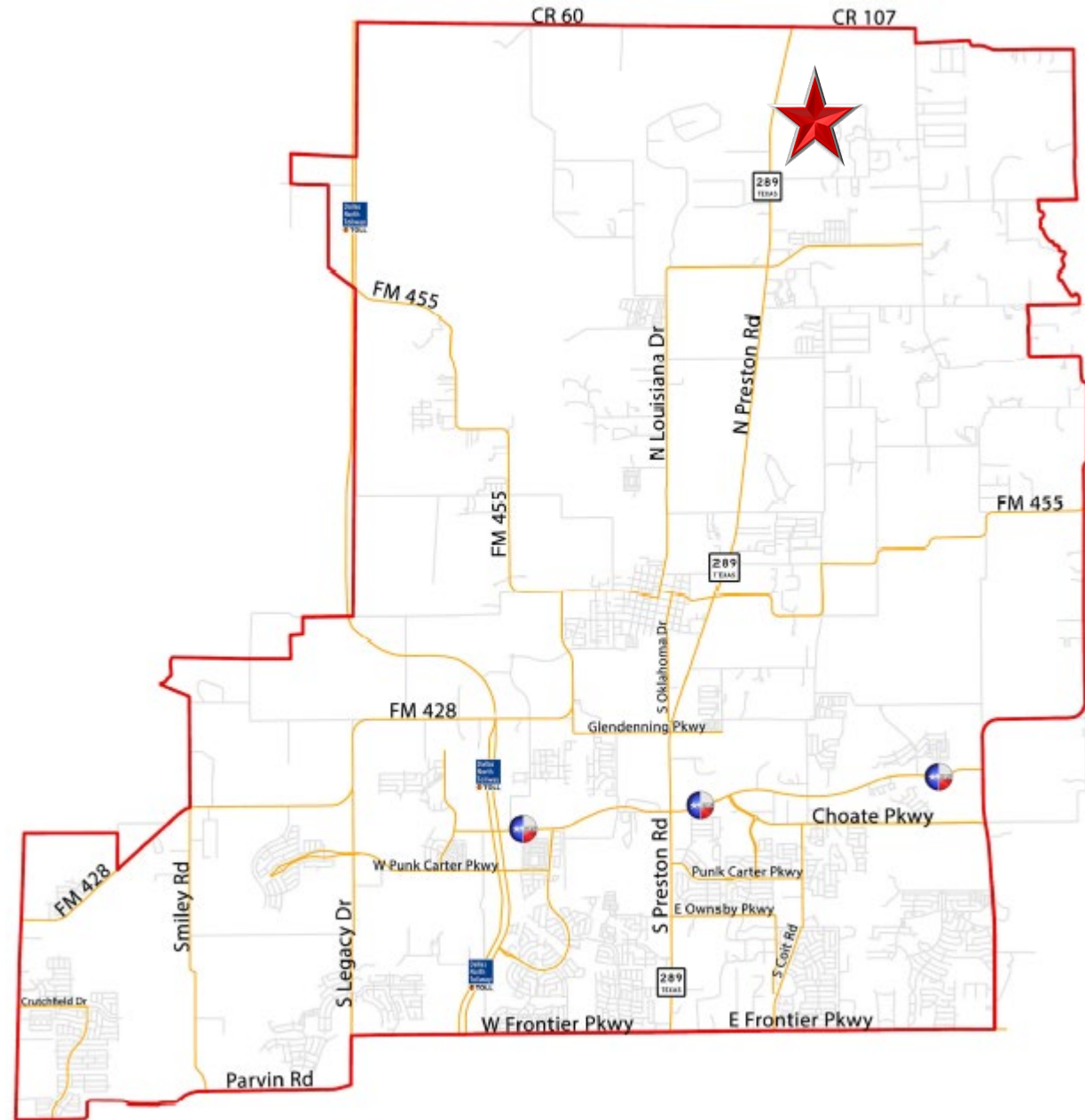
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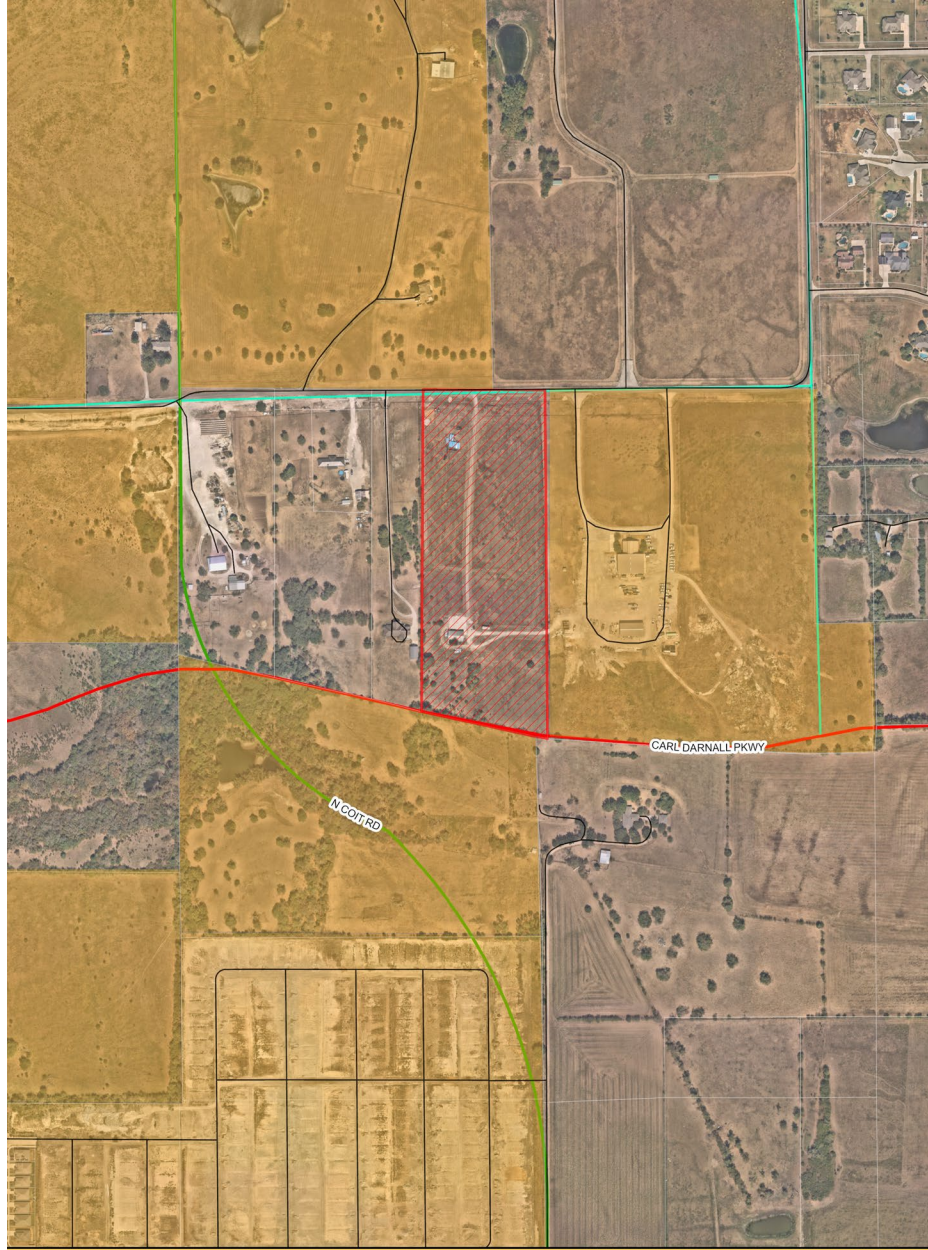
PUBLIC WORKS EXPANSION

Zoning

Planning & Zoning Commission
February 15, 2024







LOCATION MAP

The subject property is immediately west of the existing Public Works Service Center located off County Road 106

BACKGROUND

- The City-owned property is approximately 15 acres and located within the Extraterritorial Jurisdiction (ETJ)
- The request is to zone the property to Community Facilities District (CF), which is the appropriate zoning district for municipal facilities

POLICY CONSIDERATIONS

- The annexation and zoning brings 15 acres into City limits
- CF is an appropriate zoning designation for municipal facilities

RECOMMENDATION

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



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: February 15, 2024
Re: North 6 – PD Amendment

Action Requested:

Conduct a public hearing to consider and act upon a request to amend approximately 53 acres of Planned Development (PD) No. 110 with Commercial, Office, & Retail District (C), Multi-Family, Urban Edge District (MF-2), Multi-Family, Urban Living District (MF-3), Single-Family Residential, Attached District (SF-A), and Single-Family Residential, Detached District (SF-R), and the Preston Road Overlay (PRO), with modified development standards; generally located at the northeast corner of Preston Road and FM 455, within both the City Limits and Extraterritorial Jurisdiction (ETJ). (North 6 – PD Amendment)

Background Information:

This request is to amend approximately 53 acres of Planned Development (PD) No. 110 with Commercial, Office, & Retail District (C), Multi-Family, Urban Edge District (MF-2), Multi-Family, Urban Living District (MF-3), Single-Family Residential, Attached District (SF-A), and Single-Family Residential, Detached District (SF-R) and the Preston Road Overlay (PRO), with modified development standards. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

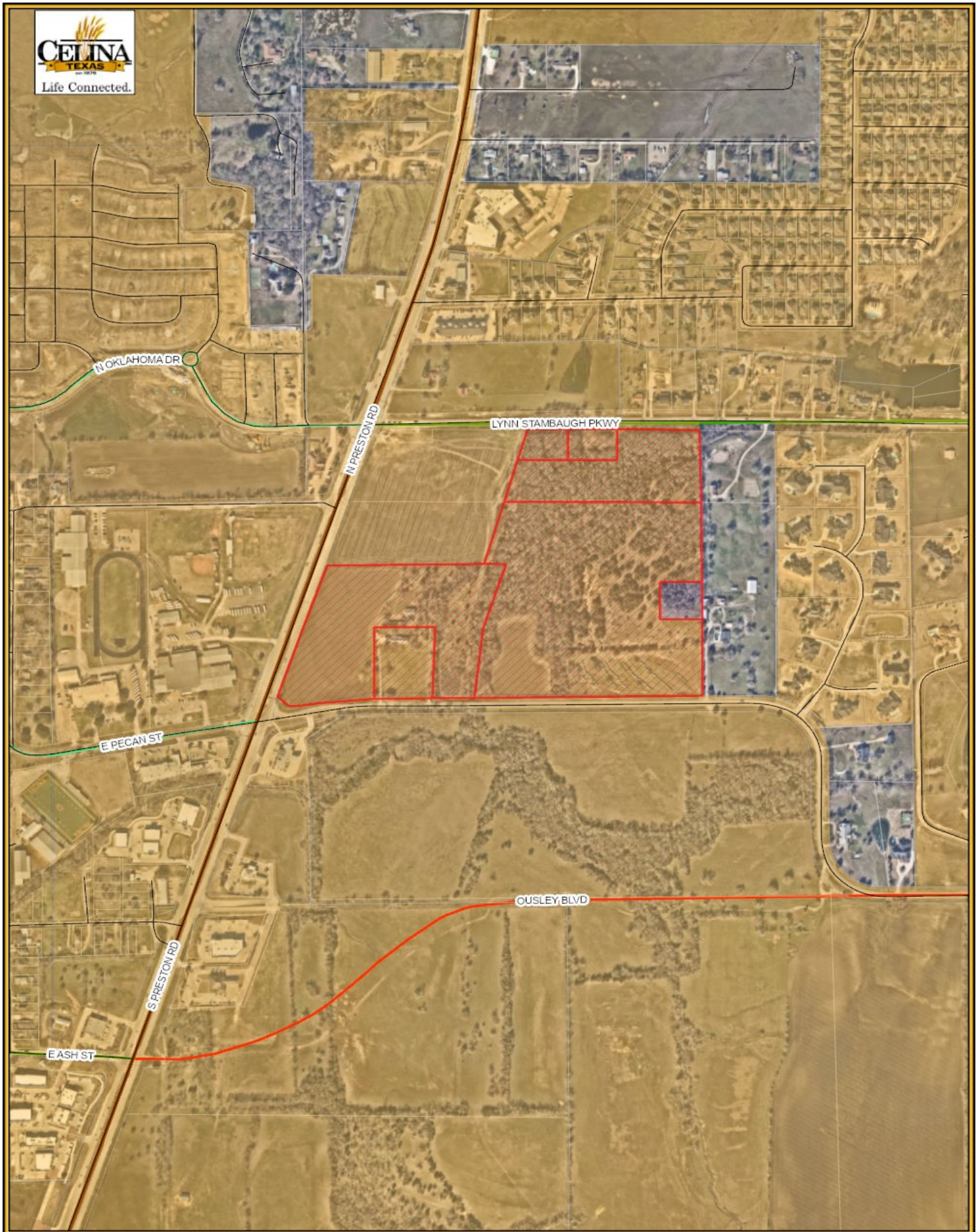
1. Location Map
2. Staff Presentation
3. Draft Development Regulations

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

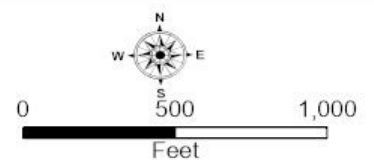


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

North 6 Ousley Location Map City of Celina

1/30/2024

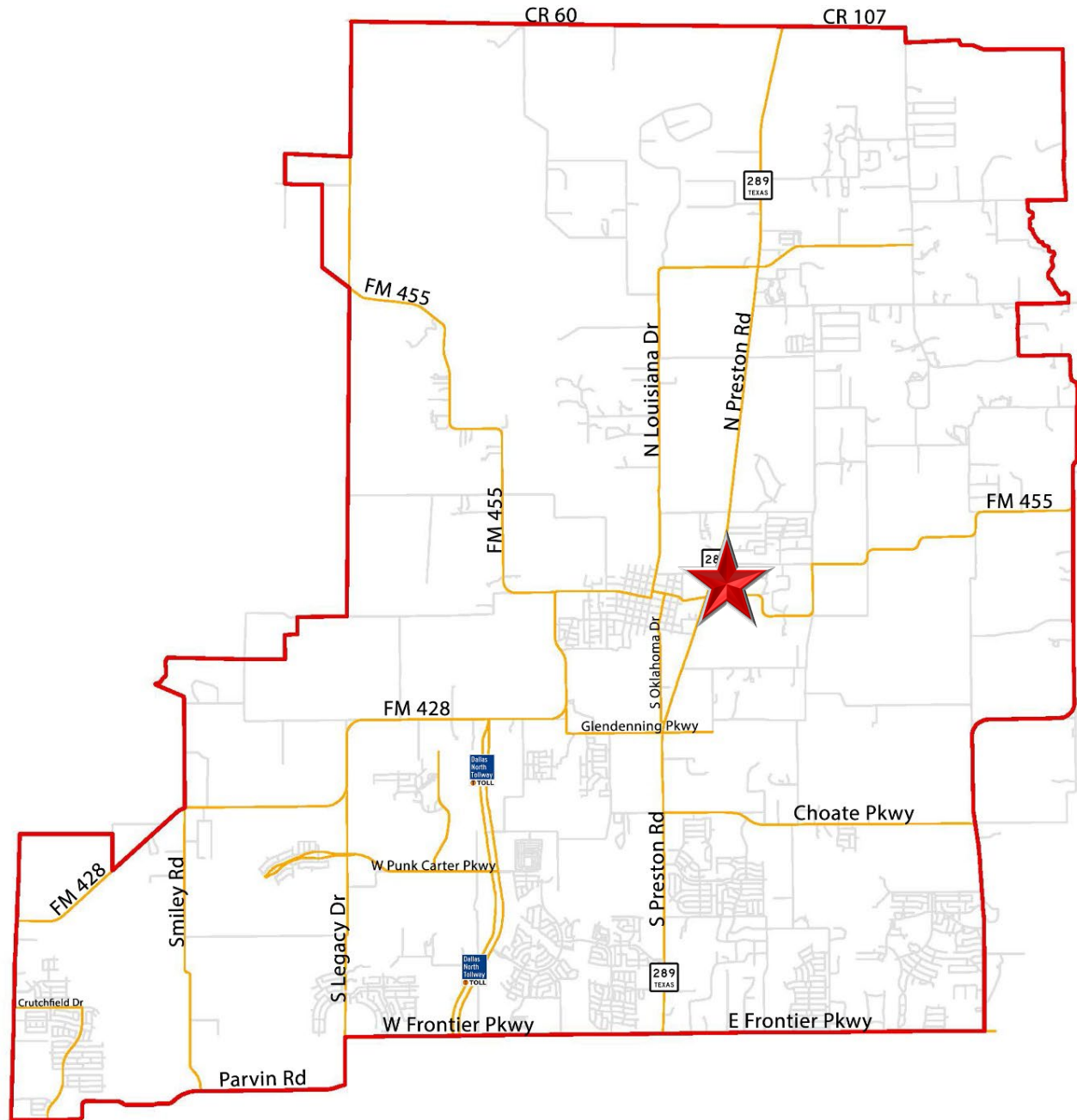


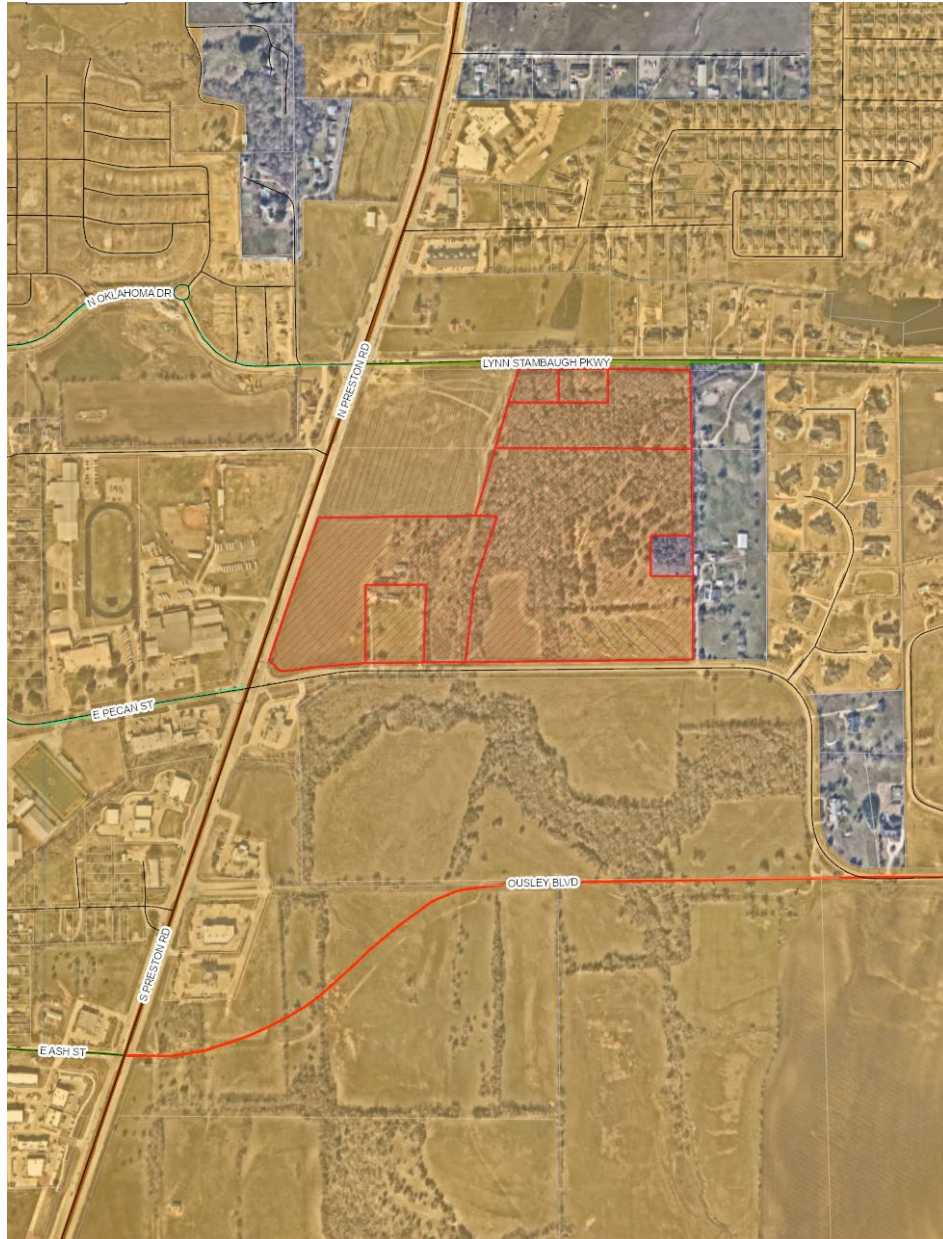
NORTH 6

PD Amendment

Planning & Zoning Commission
February 15, 2024







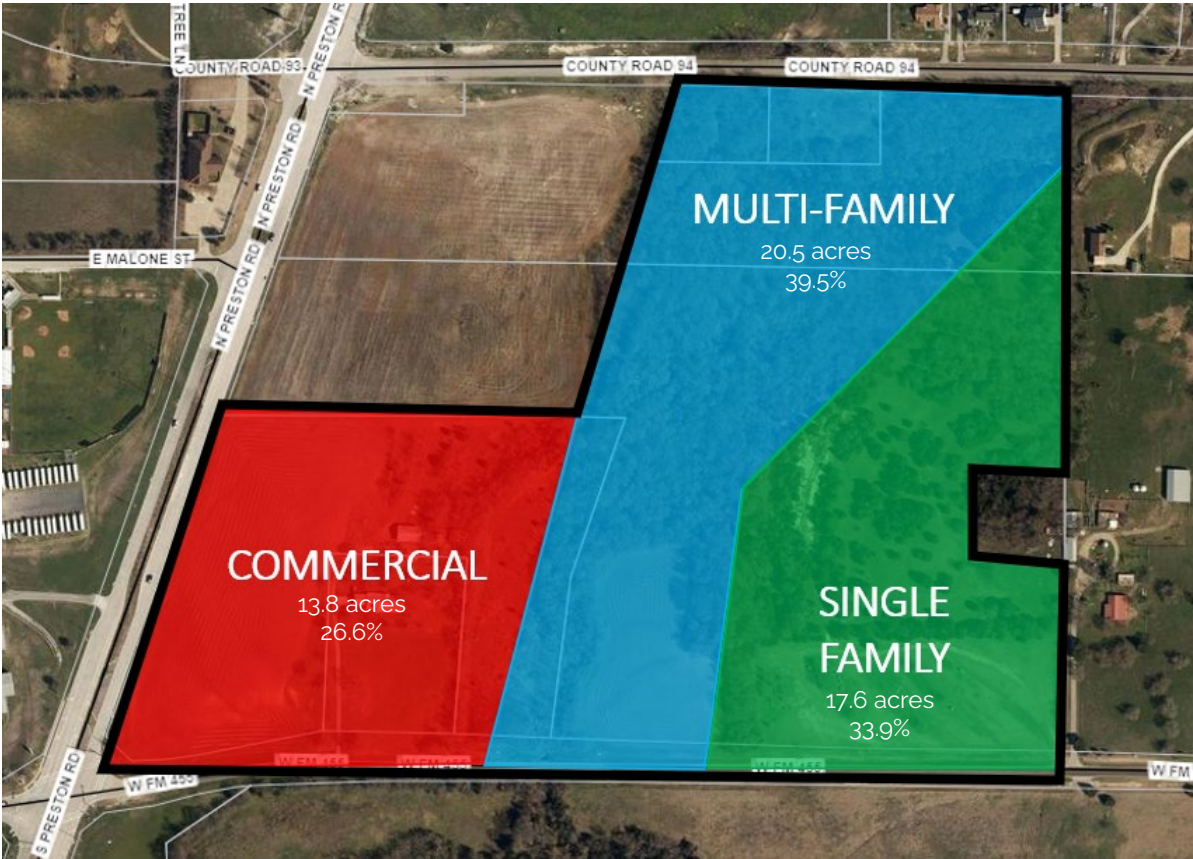
LOCATION MAP

The subject property is generally located at the northeast corner of Preston Road and FM 455

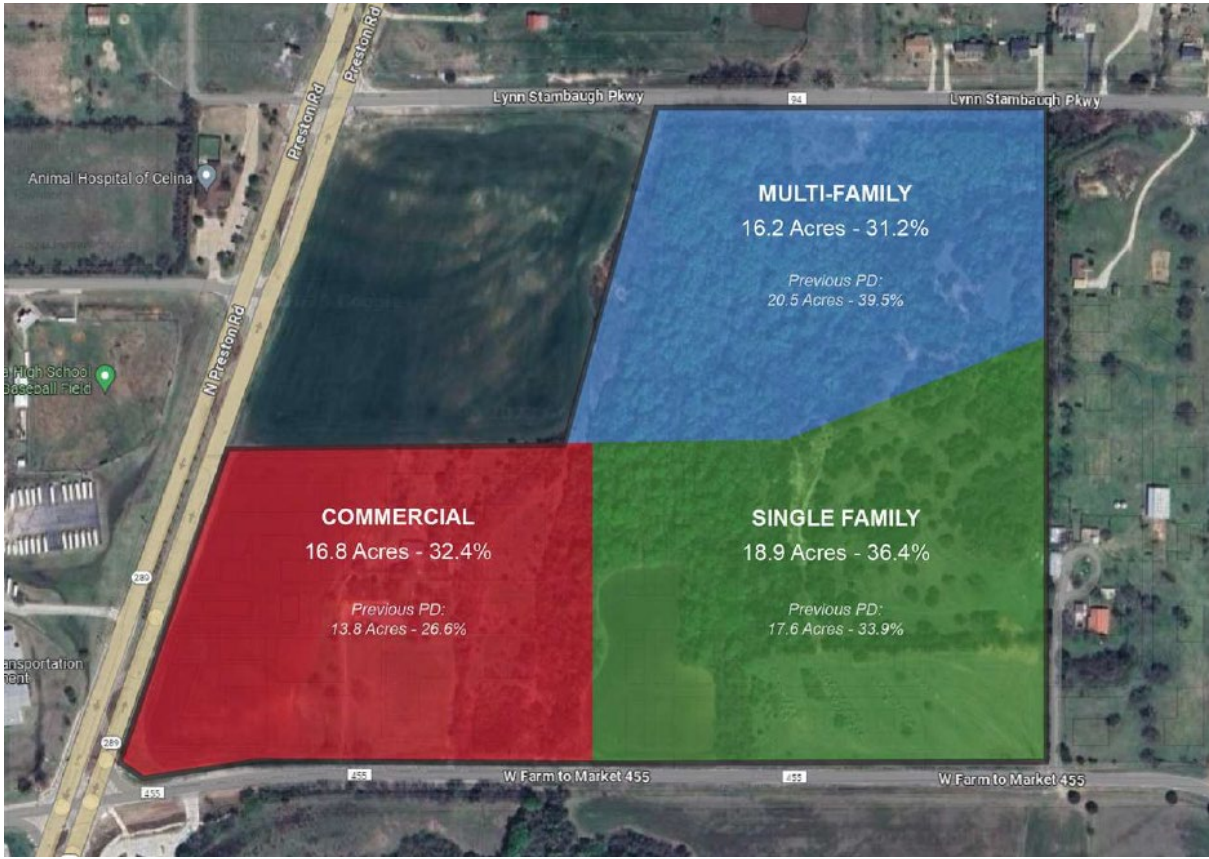
BACKGROUND

- The subject property is approximately 53 acres, located in both the City Limits (52 acres) and the Extraterritorial Jurisdiction (ETJ) (1 acre)
- The subject property was annexed and zoned Planned Development (PD) No. 110 in 2020
- The PD included a bubble plan that allowed for a mixture of commercial, multi-family residential, and single-family residential land uses
- The applicant has further refined the concept and is requesting to amend the PD to redistribute the proposed land uses on the parcel, and to allow townhomes

LAND PLAN



Original



Amended

RENDERINGS



REQUEST

- Add Single-Family Residential, Attached (SF-A) as a permitted land use to the detached single-family area
- Allow one Multi-Family, Urban Living (MF-3) project within the Commercial zone, but decrease the overall multi-family allowance

POLICY CONSIDERATIONS

- Modern design standards and conformance with the Neighborhood Vision Book and Multi-Family & Commercial Vision Book will apply
- The proposed land uses are appropriate for the location and provide a transition from Preston Road to the established estate residential neighborhood to the east
- Most of the proposed land uses are already permitted, but the updated land plan will allow for a better integrated development
- Townhomes will help buffer the more intense non-residential uses from the adjacent lower-density, single-family neighborhoods
- A linear park along Doe Branch Creek will span the development and include plentiful open space with events programming, art exhibits, and children's play areas

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in March
- Staff recommends approval as presented, as it as a further refinement of the existing high-level zoning

Draft Development Regulations

The property is zoned a Planned Development (PD) with a base zoning of Commercial, Office, & Retail District (C), Multi-Family, Urban Edge District (MF-2), Multi-Family, Urban Living District (MF-3), Single-Family Residential, Attached District (SF-A), and Single-Family Residential, Detached District (SF-R), and the Preston Road Overlay (PRO), with the following modified standards:

1. The boundaries of each of the zoning districts shown on the Land Plan shall be flexible and the area of each can vary up to 15%, as determined by Staff;
2. The building exteriors shall conform to the architectural standards of the Zoning Ordinance, as it exists or may be amended;
3. Alley-loaded townhomes shall be allowed in the detached single-family tract, so long as a minimum 20' lot width and all other City design standards are maintained;
4. One Multi-Family, Urban Living (MF-3) development is permitted within the Commercial, Office, & Retail District (C), if part of an integrated, mixed-use development;
5. One Hotel, Limited Service, product is permitted, with a Specific Use Permit (SUP), within the Commercial, Office, & Retail District (C); and
6. When adjacent land uses are well-integrated with screening and buffering achieved through alternative mechanisms, generally per the Concept Plan, Staff may consider minor modifications to the screening standards.



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: February 15, 2024
Re: eVantage Senior Living – Specific Use Permit

Action Requested:

Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for Senior Living - Assisted & Advanced Care and Senior Living - Independent Living on approximately 16 acres; generally located west of Preston Road and approximately 400 feet south of John Campbell Trail, within the City Limits. (eVantage Senior Living – Specific Use Permit)

Background Information:

This request is for a Specific Use Permit (SUP) to allow Senior Living - Assisted & Advanced Care and Senior Living - Independent Living on approximately 16 acres. The property previously had an SUP for the same uses, but the governing Development Agreement included a sunset clause for the Senior Housing entitlements. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

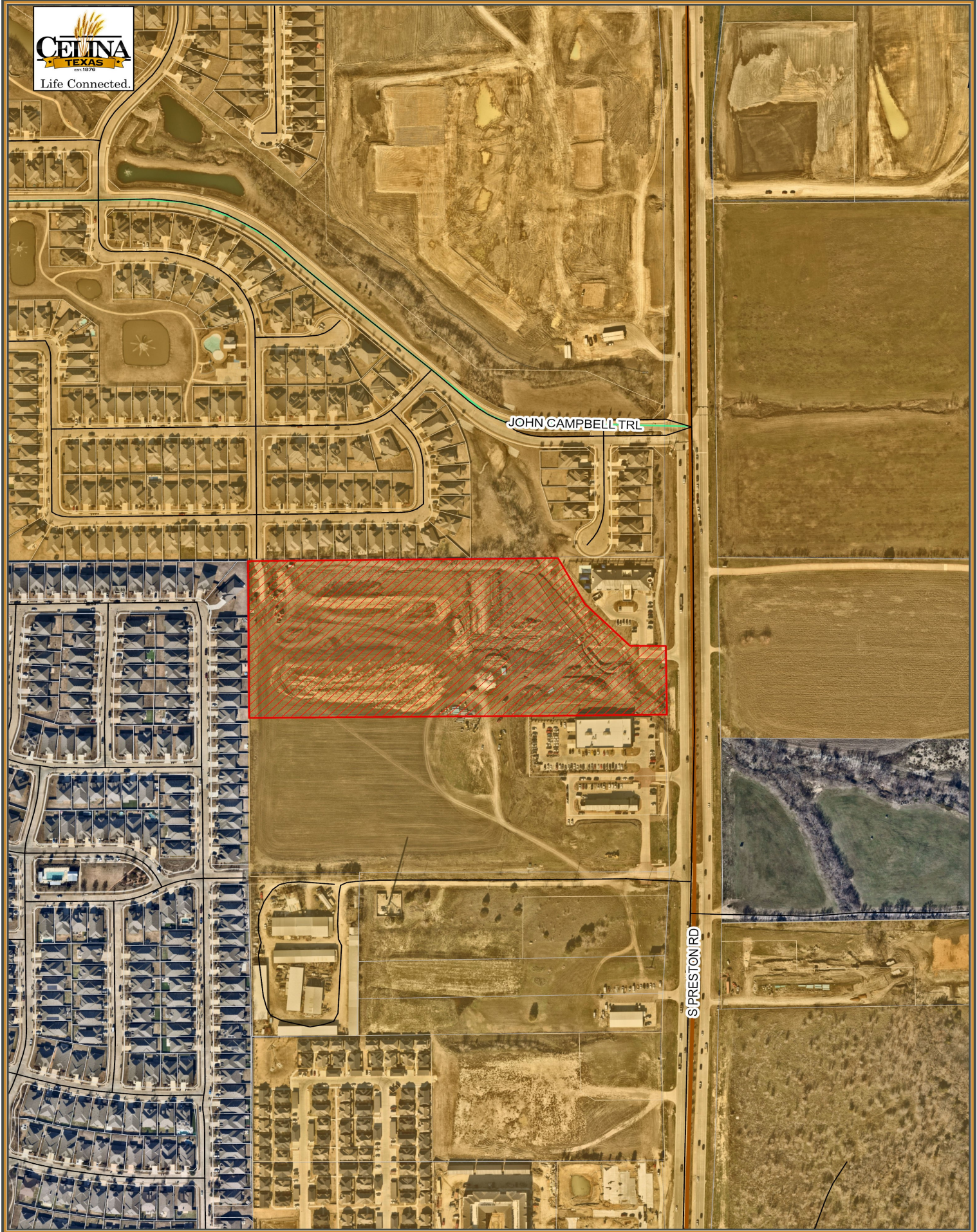
1. Location Map
2. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

N/A



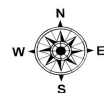
Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

Beehive Senior Living Location Map

City of Celina

1/22/2024



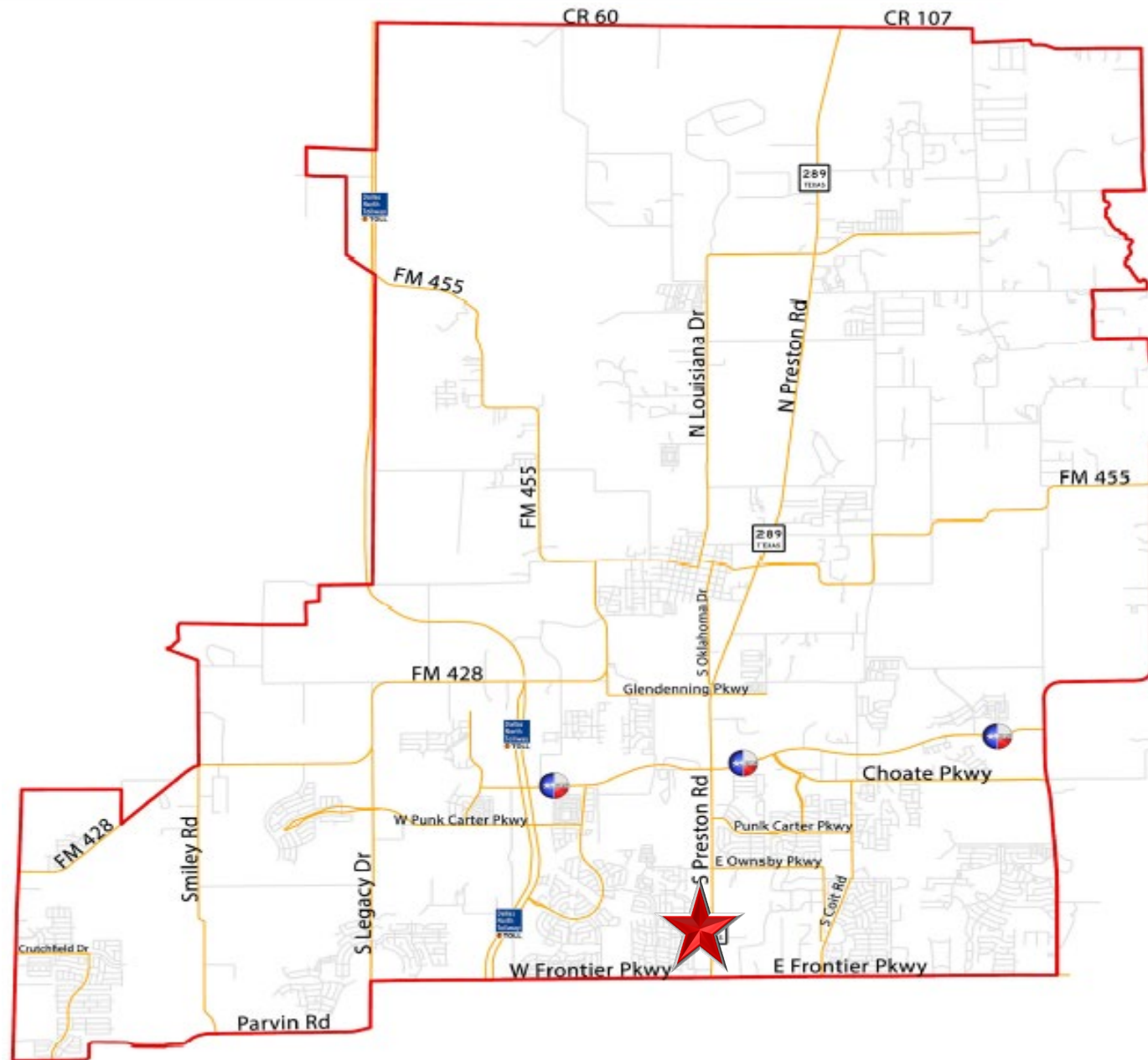
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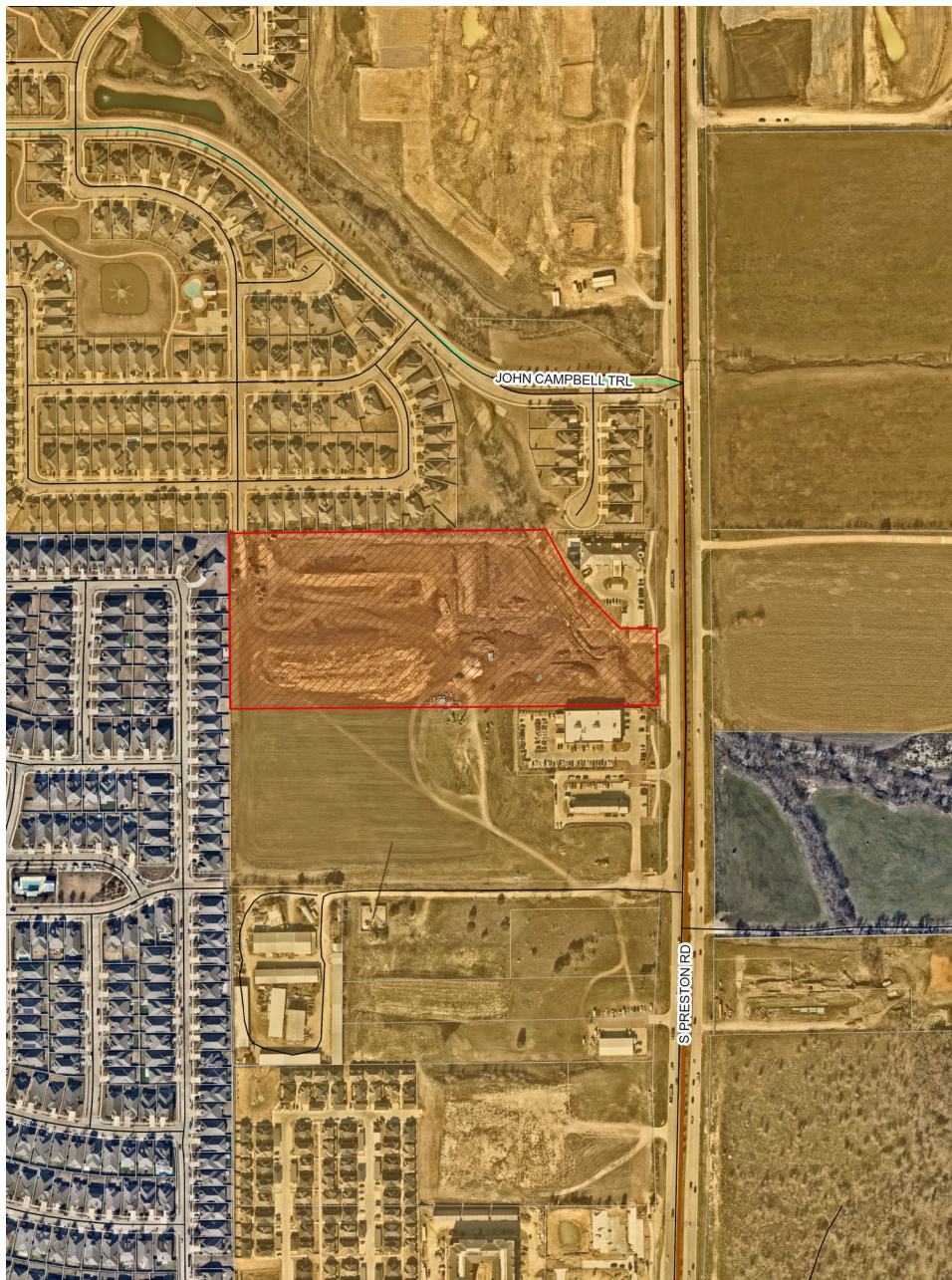
EVANTAGE SENIOR LIVING

Specific Use Permit

Planning & Zoning Commission
February 15, 2024







LOCATION MAP

The subject property is generally located west of Preston Road and approximately 400 feet south of John Campbell Trail, north of Caliber Collision

SUP OVERVIEW

- The Zoning Ordinance requires “Senior Living – Assisted & Advanced Care” and “Senior Living - Independent Living” uses to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in the Commercial, Office, & Retail District (C) and Preston Road Overlay (PRO)
- An SUP is required of land uses that the Zoning Ordinance may allow, but uses that are also screened and specially approved for situational suitability
- The purpose of the SUP requirement is to determine the appropriateness of a proposal
- The City has broad discretionary approval of the requested SUP

SENIOR HOUSING OVERVIEW

- Senior Housing is an umbrella term that might include each of the following individual components:
 - Age-restricted, Independent Living (IL) – Housing for adults over age 55, living in relative independence
 - Assisted Living (AL) – A private medical facility designed for older adults who need some assistance with daily living
 - Advanced Care (AC) – A private medical facility that provides advanced medical care
- Although each of the above 3 may be referenced as Senior Housing, each have different service-level impacts on public services

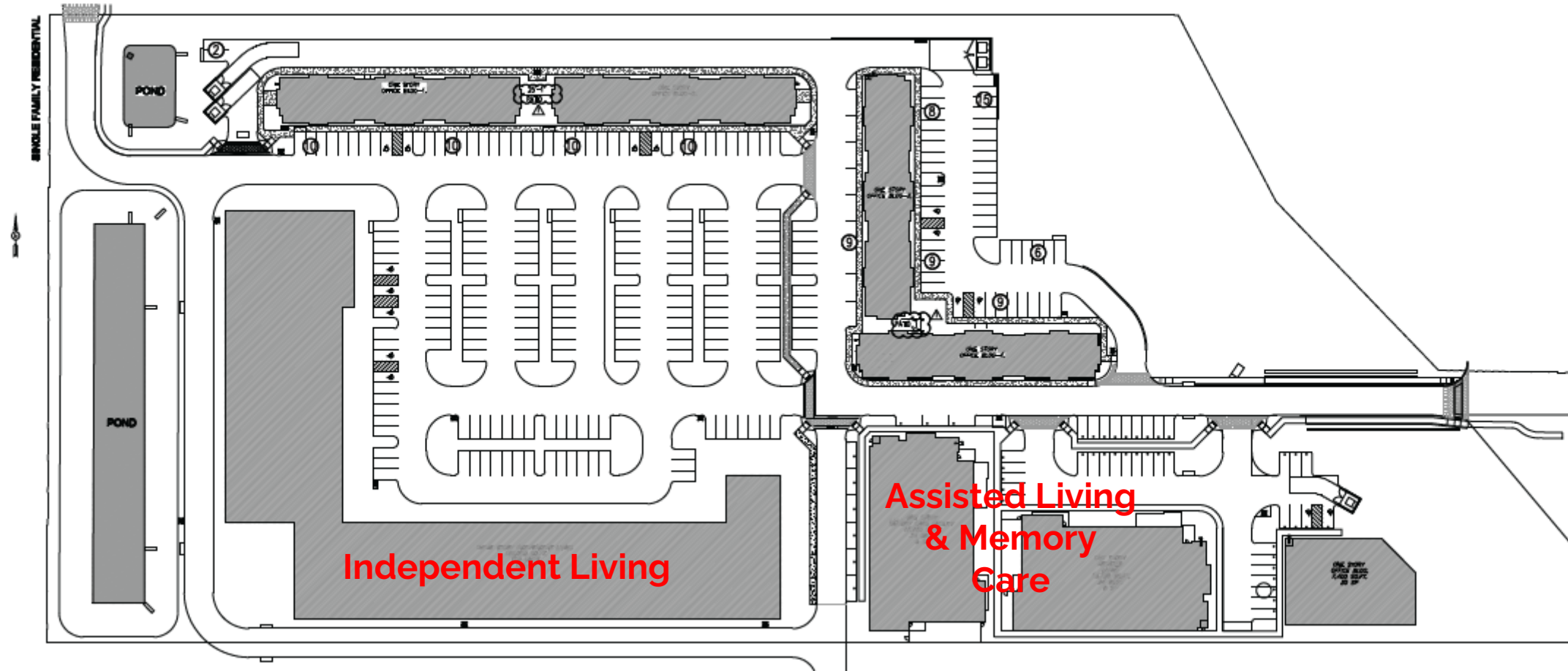
BACKGROUND

- The subject property is approximately 16 acres
- The property was annexed into City Limits and commercially zoned in 2005, and the applicant entered into a Development Agreement (DA) with the City in 2020
- The DA allowed the following land uses:
 - Assisted Living – 24 beds; 1-story
 - Memory Care – 24 beds; 1-story
 - Senior-Only Independent Living – 150 beds; 3-story

BACKGROUND

- The DA included a sunset clause that required building permits within 24 months; otherwise, the entitlement would expire
- Construction has commenced on Phase 1 (bridge) and Phase 2 (medical office buildings), both of which are allowed by right
- No building permits were obtained for the assisted living, memory care, or independent living facilities within the 24-month timeframe
- The applicant is requesting to reinstate the entitlement to develop the senior housing facilities

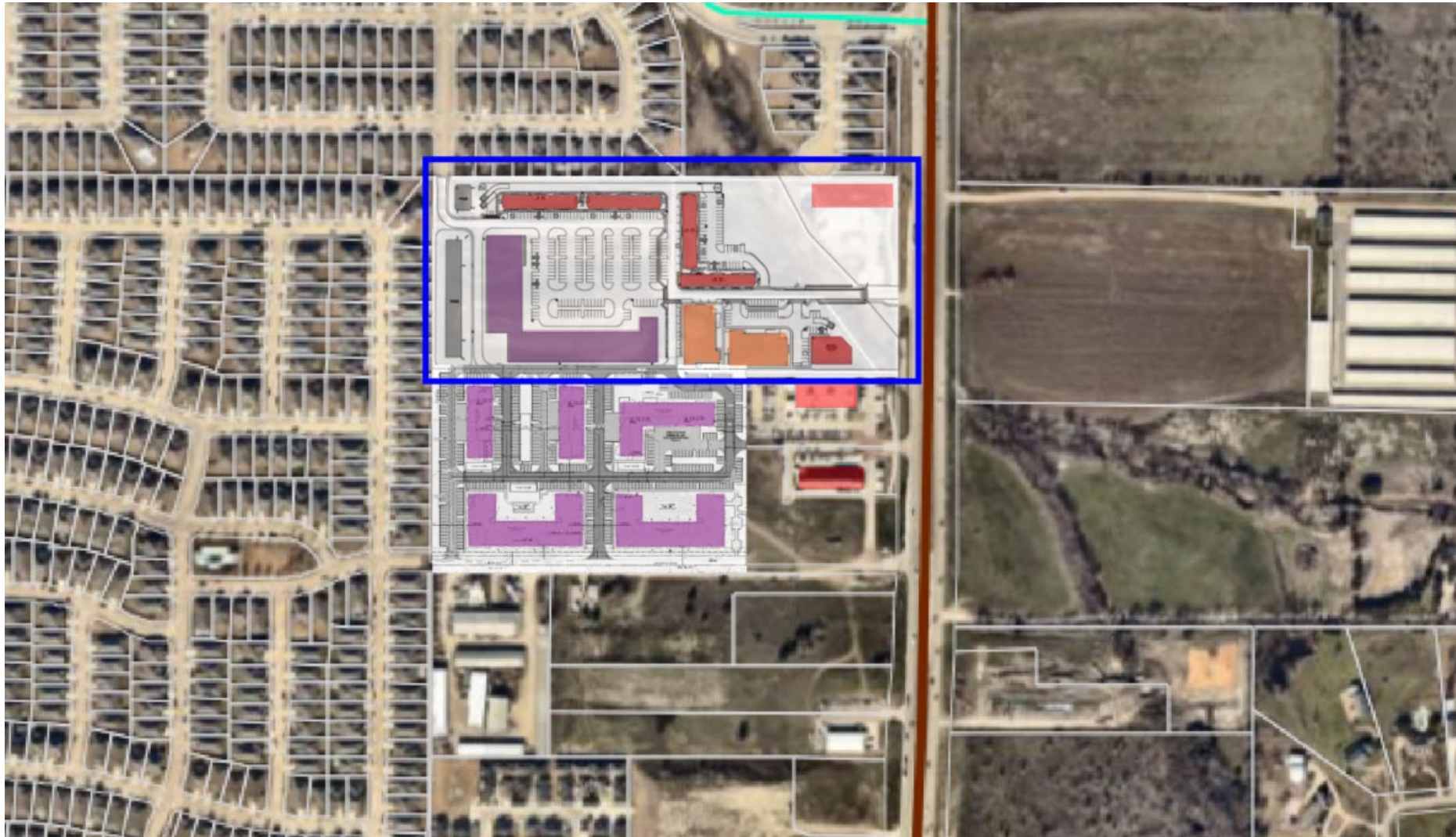
CONCEPT PLAN



CONCEPT ELEVATIONS



OVERALL EXHIBIT



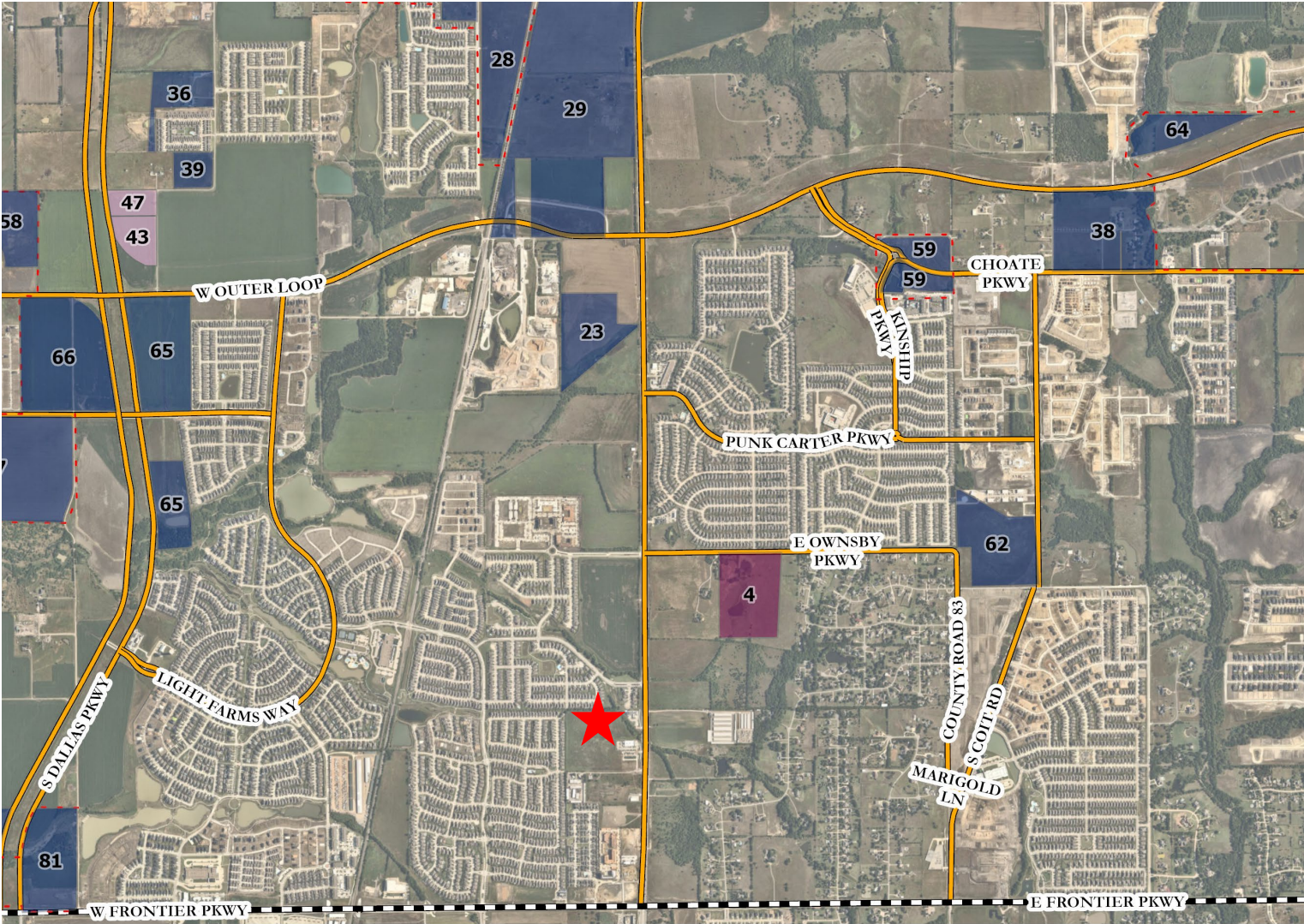
Legend

- Multi-Family
- Commercial
- Assisted Living

POLICY CONSIDERATIONS

- Medical offices are under construction on the site
- The site lacks buildable Preston frontage and, therefore, reasonable retail potential due to an existing creek (i.e., the senior living uses are interior to the property)
- There is another multi-family project being developed directly to the south
- Modern design standards, including screening from the adjacent residential neighborhoods, apply

VICINITY ENTITLEMENTS

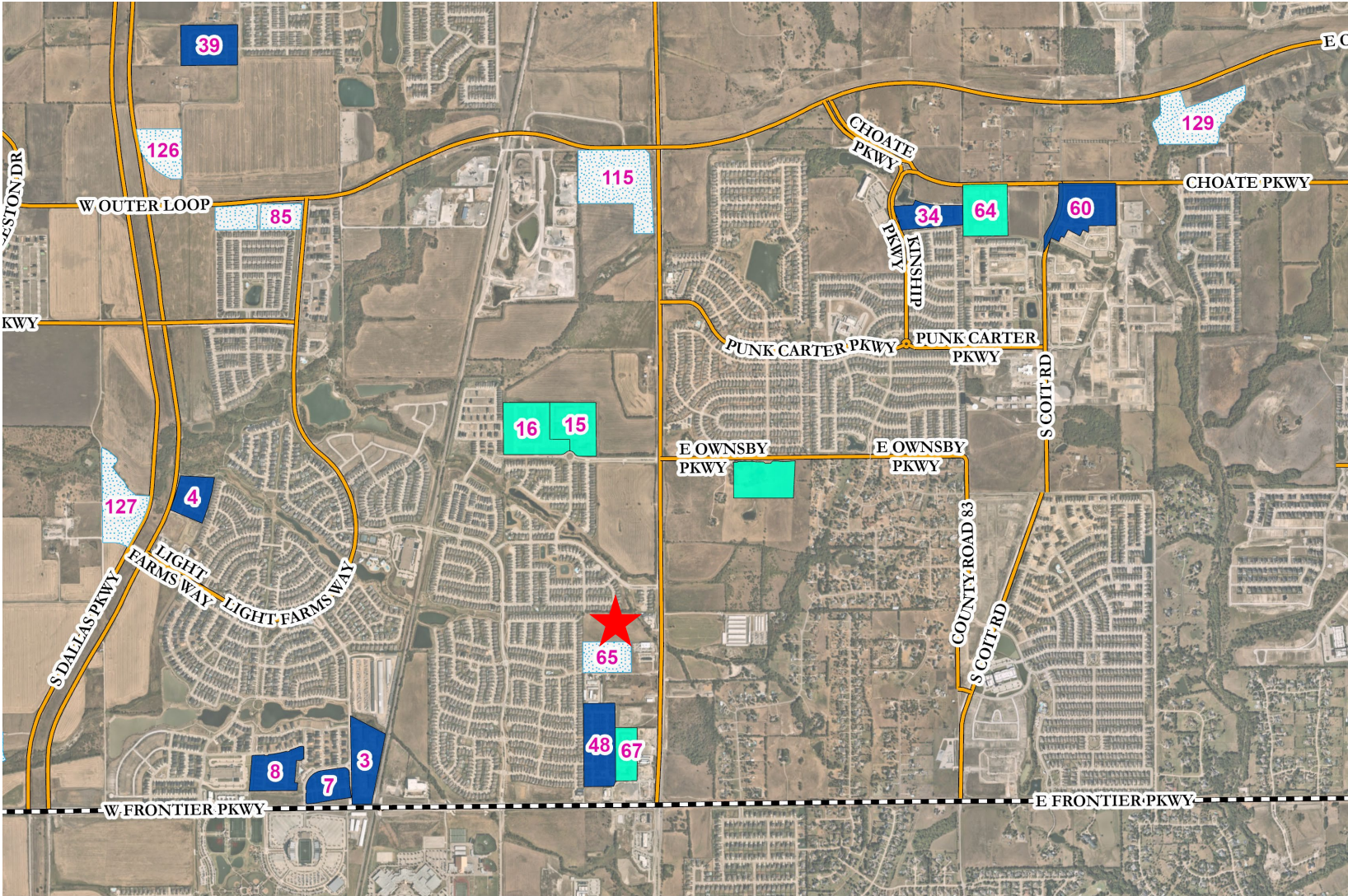


Legend

Entitlements

- DNTO
- Multi-Family
- Mixed Use
- PDs & DAs
- Ultimate Boundary
- Major Roads

VICINITY PROJECTS



Legend

--- Ultimate Boundary

— Major Roads

Status

■ Open

■ Construction

■ Design

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in March