



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 18, 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.

Reconvene Into Open Session

1. Discussion Regarding Downtown Code Updates
2. Discussion Regarding Multi-Family & Commercial Vision Book

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 June 20, 2023, Planning & Zoning Commission meeting.

IV. PUBLIC HEARINGS/ACTION ITEMS

- A. Conduct a public hearing to consider and act upon a request to amend approximately 41 acres of Planned Development (PD) No. 74 with Multi-Family, Horizontal District (MF-0) and Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located west of future Coit Road and north and south of future Ownsby Parkway, within the City Limits. (Wood Tract - PD Amendment)

V. ADJOURNMENT

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

“I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at _____ a.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.”

Celina Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, AICP, Planning Manager
CC: Dusty McAfee AICP, Executive Director of Development Services
Date: July 18, 2023
Re: Discussion of Downtown Architecture

Action Requested:

Discussion Regarding Downtown Code Updates

Background Information:

It is best practice to periodically review, revise, and update regulations. Since its adoption, staff has observed some areas of the Code requiring further discussion. Please refer to the attached documents for further information.

Supporting Documents:

- Staff Presentation
- Draft Addendum

Staff Recommendation:

NA

DOWNTOWN CODE UPDATES

Discussion

Planning & Zoning Commission
July 18, 2023



DOWNTOWN CODE DISTRICTS

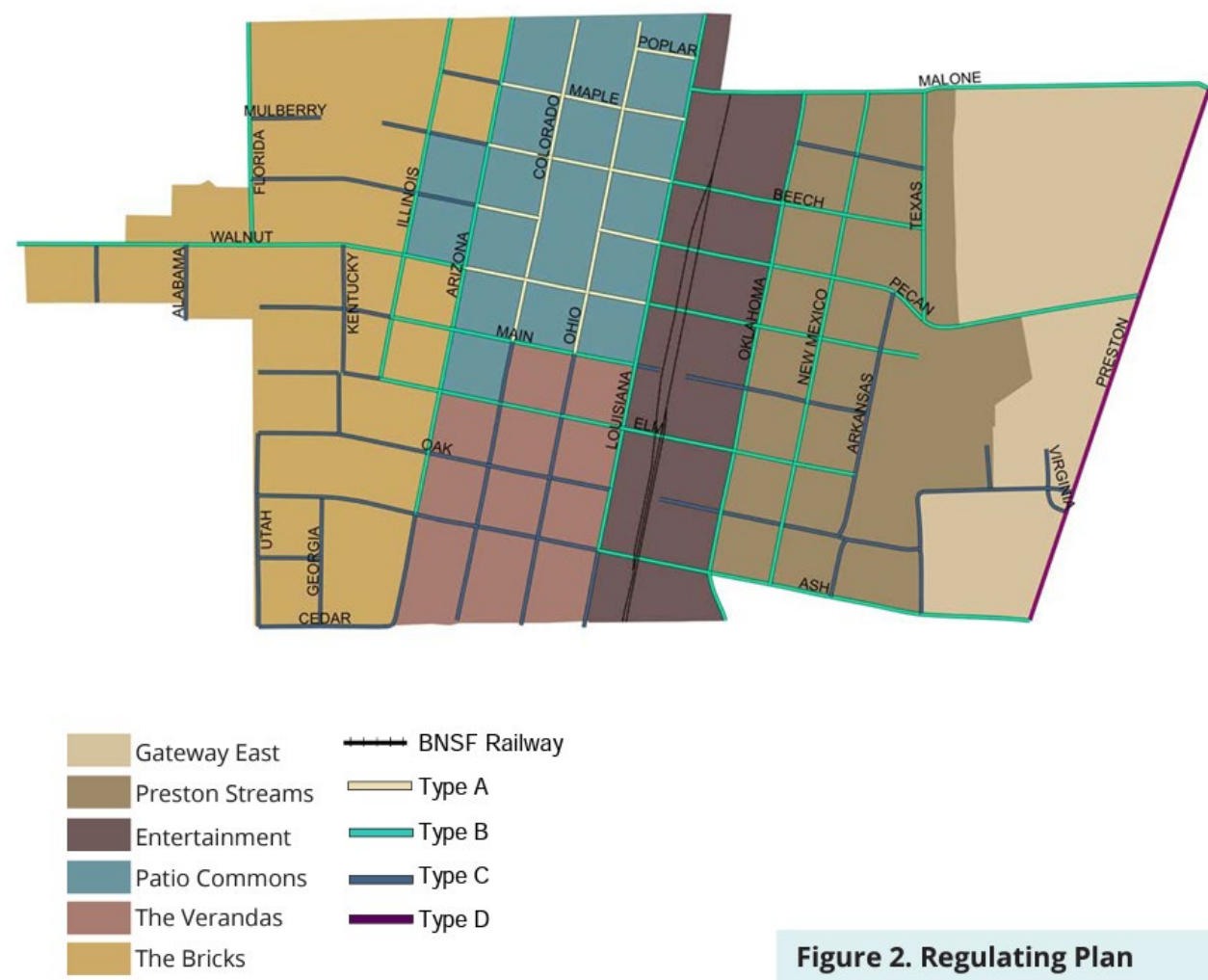


Figure 2. Regulating Plan

BACKGROUND

- It is best practice to periodically review and revise regulations
- The Downtown Code anticipated regular updates as issues were uncovered
- After two (2) years Staff has observed a few areas requiring further discussion

OVERVIEW

The following topics are proposed for discussion:

- Garage design standards
- Single-family residential architecture
- Home conversions
- Commercial regulations

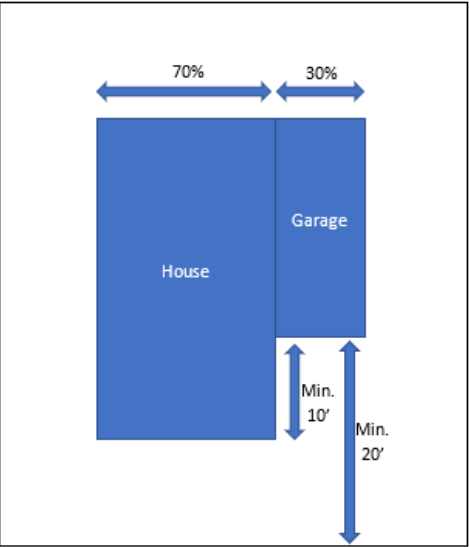
GARAGE DISCUSSION

- The garage regulations were intended to prevent “snout houses”
- Garages are not required, but are often wanted (and market-demanded)
- Garages must be recessed 10' from the front building plane
- Mathematically, any lot 60' or less, with a 2-car garage, cannot meet the 30% width standard
- Historically, Celina allowed compensatory features as credit to the 30% width standard on downtown homes
- Absent the 30% width standard, does the 10' recession alone cover the expectations in downtown?

GARAGES

16. Garages (including covered carports) shall not be required, however if they are provided they must meet the following regulations:

- (A) Garages shall be recessed from the front of the primary structure by a minimum of ten feet when facing the street.
- (B) Garages shall not comprise more than thirty percent (30%) of the front building elevation.
- (C) A minimum setback of 20 feet shall be maintained between the garage door and a public right-of-way.



HISTORIC TEXAS ARCHITECTURAL STYLE

- Characteristics of homes constructed from the 1890s to 1930s
- Brick, stone, limited stucco, & fiber cement siding
- All-metal buildings prohibited
- Industrial chic (mix of materials) allowed in Entertainment District



SINGLE-FAMILY ARCHITECTURE - GATEWAY EAST



Attachment: Staff Presentation (Discussion Regarding Downtown Code Updates)

SINGLE-FAMILY ARCHITECTURE – PRESTON STREAMS



Attachment: Staff Presentation (Discussion Regarding Downtown Code Updates)

SINGLE-FAMILY ARCHITECTURE – PATIO COMMONS



SINGLE-FAMILY ARCHITECTURE – THE VERANDAS



SINGLE-FAMILY ARCHITECTURE – THE BRICKS



MODERN FARMHOUSE



RECENT DTC APPROVALS



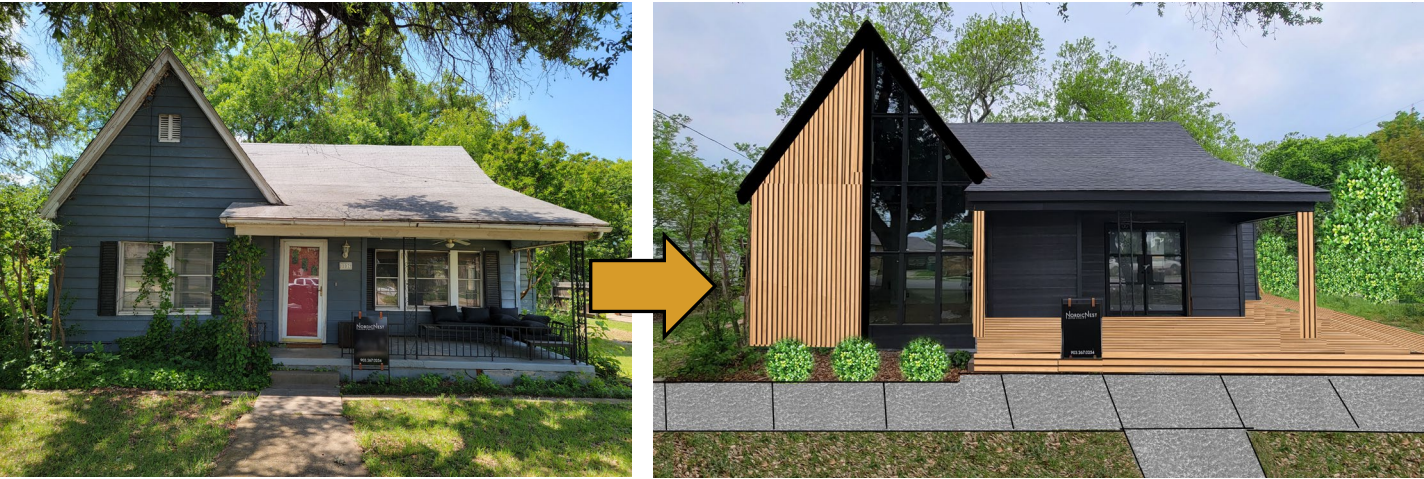
Attachment: Staff Presentation (Discussion Regarding Downtown Code Updates)

POLICY QUESTIONS

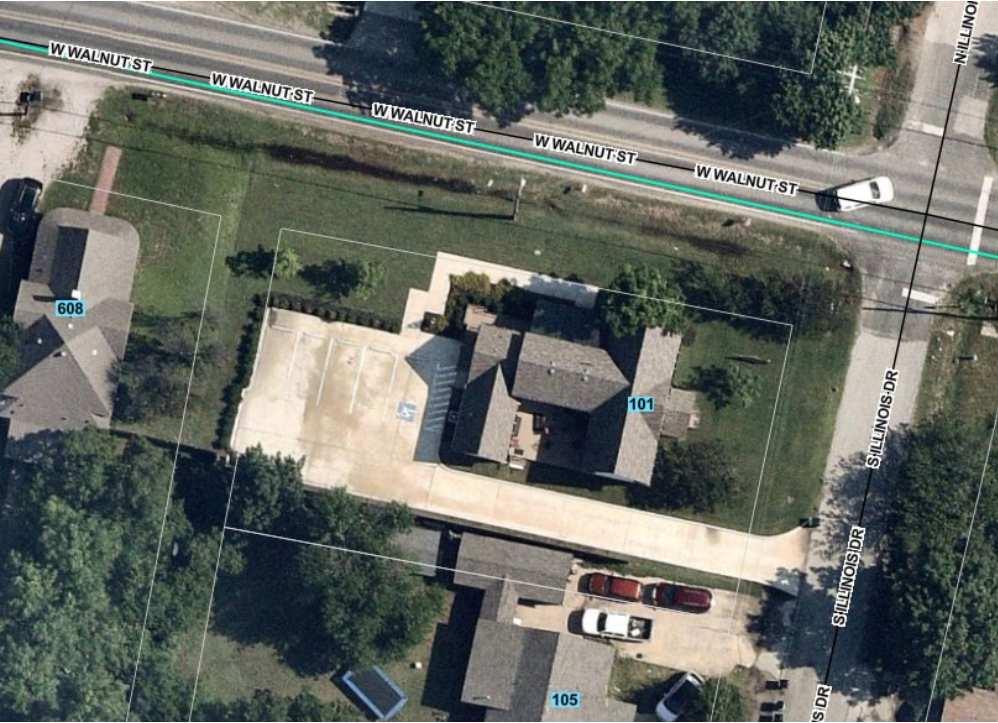
- Should the City continue to require that exteriors of new homes reflect the Historic Texas Architectural Style (1890s to 1930s)?
- If so/if not, does that apply to all character districts?
- Is the City open to traditional, suburban-style homes?
- Is the City open to other styles, such as:
 - Modern
 - Modern farmhouse
 - Mediterranean

Status quo – The current process requires all homes that are not “faux-historic” to obtain Major Modifications from the Downtown Commission

HOME CONVERSIONS



HOME CONVERSIONS



COMMERCIAL DISCUSSION (1 OF 2)

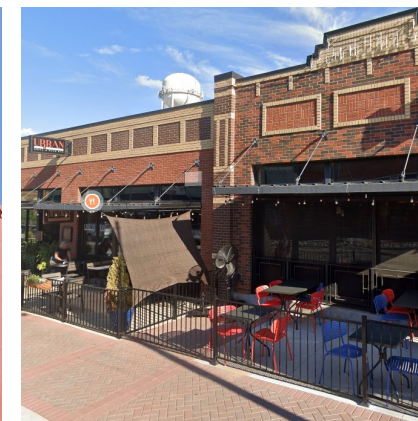
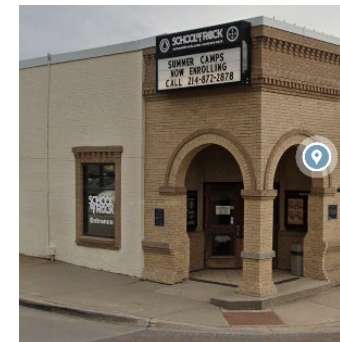
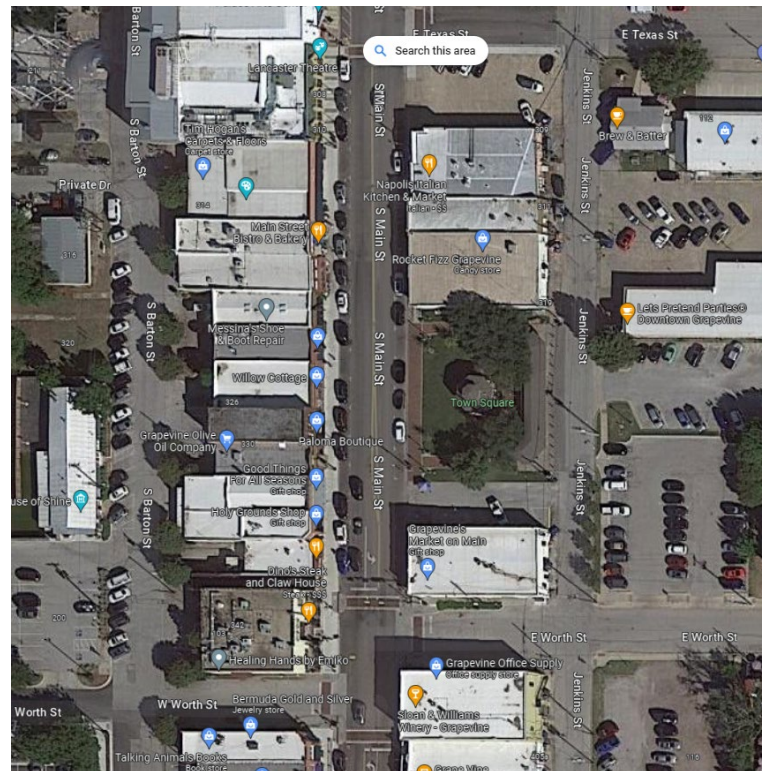
- All character districts, other than internal areas of Preston Streams, allow for home conversions
- Home conversions are required to retain a residential character
- Home conversions do not allow for parking in the front yard
- Home conversions require “faux-historic” architecture

COMMERCIAL DISCUSSION (2 OF 2)

- The Downtown Code allows screening to be a wooden fence, open fencing with landscaping, or a masonry wall
- Painting masonry is considered bad form, yet is not prohibited on non-historic structures
- The City offers flexibility in infrastructure requirements (water, wastewater, drainage, rights-of-way as fire lanes)
- The following uses are prohibited in downtown: drive-thrus, alternative retail services, auto-related, dirty industrial, private schools

POLICY QUESTIONS

- Is the City open to architectural styles other than “faux-historic” for home conversions?
- Should the City continue to require that new buildings in Patio Commons maintain the historic main street appearance?



NEXT STEPS

- ~~July – Downtown Commission (discussion)~~
- ~~July – City Council (discussion)~~
- July – Planning & Zoning Commission (discussion)
- August – Planning & Zoning Commission (public hearing)
- September – City Council (public hearing)

Periodic updates to the Downtown Code are expected as the regulations are further market-tested

Addendum 2023

This Addendum is intended to serve as a policy clarification to the existing Downtown Code and is hereafter incorporated herein by reference. Staff shall administer the Addendum as Ordinance.

Single-Family Architecture

The Downtown Code requires a “faux-historic” aesthetic, representative of homes from the 1890s to 1930s. Other architectural styles (Modern, Modern Farmhouse, Mediterranean, etc.) may be considered on a case-by-case basis, provided that the home possesses visual interest, is high-quality, and contributes to the fabric of Downtown. Suburban-shaped homes are allowed if they meet the “faux-historic” design. The 4 elements discussed in the Code are suggestions and not qualifications for architectural conformance.



Painting masonry is discouraged. Existing masonry with paint may be repainted or maintained. Staff has the authority to approve the painting of unpainted masonry on non-contributing structures.

The private frontages, areas between the building facades and the lot lines, shall generally conform to the Code. Staff has the authority to make Minor Modifications for private frontages that meet the Downtown vision.

Garages

The requirement that garages are limited to 30% of the front building elevation is impractical and does not apply. Attached, covered carports and tandem garages are encouraged. Garage fronts must be recessed a minimum of 10' from the front building plane.



Home Conversions

Parking spaces are prohibited between the front plane of a structure and the adjacent roadway. Any on-site parking shall be visually mitigated, preferably in the rear yard. Home conversions are

required to maintain the residential character; however, they may incorporate exteriors that differ from the original home, including the use of patios. Home conversions on Type A or Type B thoroughfares may abide by the parking standards of the Patio Commons District.

Commercial Buildings

New construction should maintain an urban footprint, especially in the Patio Commons District. Exterior materials shall adhere to the Texas Historic Architectural Style, including tripartite design, ornamentation, mass/scaling, materials, and interaction with the street, consistent with Downtown buildings built between the 1890s and 1930s. Higher scrutiny applies based upon the proximity to the original square.



Infrastructure

City Engineer has the authority to adjust infrastructure requirements to fit the urban context within Downtown.

Fencing

Single-family homes with chain-link fences may replace or repair their chain-link fences. Chain-link is prohibited on home conversions and commercial projects. Fences are prohibited on vacant lots.

Other

When in conflict, lighting and landscaping shall generally conform to the base Zoning Ordinance.

Land Uses

Alternative Retail Services require a Specific Use Permit in Downtown. The following land uses are prohibited in Downtown:

- Alternative Financial Services
- Assisted living/nursing home
- Auto-related
- Gun ranges
- Heavy industrial/dirty industrial
- Pawn shops
- Pick-up/drop-off heavy uses (ex. K-12 schools, drive-thrus)



Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: July 18, 2023
Re: Discussion Regarding Multi-Family & Commercial Vision Book

Action Requested:

Discussion Regarding Multi-Family & Commercial Vision Book

Background Information:

The proposed Vision Book supplements the City's base ordinances to further enhance design standards for new development by focusing on amenities, open space, and place-making. Please refer to the attached documents for further information.

Supporting Documents:

- Staff Presentation
- Draft Vision Book

Staff Recommendation:

NA

MULTI-FAMILY & COMMERCIAL VISION BOOK

Worksession

Planning & Zoning Commission
July 18, 2023



BACKGROUND

- It is best practice to periodically review and revise regulations
- The Comprehensive Plan directed Staff to proactively monitor development standards for improvements
- The proposed Vision Book “deep dives” multi-family and commercial projects to strengthen and customize design standards for new development to focus on amenities, open space, and place-making
- Council approved a contract with the consultant in 2021

BACKGROUND

- The City of Celina has modern design standards that include landscaping, architecture, signage, parking, drainage, paving, photometrics, building codes, and other typical elements of new development
- Celina is among the few cities that already regulate amenities and open space for new development
- This Vision Book enhances and better defines the existing regulations to take them to the next level
- Too often, the shelf-life of suburban strip development is 30-40 years

OVERVIEW

The Vision Book focuses on improving the following standards:

- Site layout
- Pedestrian & vehicular connectivity
- Open space (courtyards, gathering spots, etc.)
- Amenities
- Relationship with and orientation to adjacent properties and roadways
- Detention and retention ponds
- General place-making

Large Multi-Tenant Development Example: University North Park, Oklahoma City, OK



STRIP DEVELOPMENT EXAMPLE: Dallas, TX



Legend:

- A Outdoor Seating
- B Pedestrian network
- C Signature Open Space
- D Parking Lot
- E Strip Retail



RETAIL OPEN SPACE TYPOLOGIES

Dallas, TX



SIGNATURE OPEN SPACE (SOS)

SOS improvements shall be required in conjunction with any commercial and multi-family building 15,000 sf (cumulative counted) or larger

- SOS shall incorporate a minimum of 6 of the following:
 - A decorative pathway with enhanced pavement traversing the open space with adequate illumination
 - Patio/plaza/synthetic turf space of adequate size for mass gathering space
 - Furniture and monuments, such as benches, low masonry seating wall, trash receptacles and education plaques
 - Overlook (in association with retention/detention ponds or other comparable situation)
 - Sculptures, and/or pedestrian entry monuments/gateways
 - Water features excluding required retention/ detention ponds
 - Shade structures such as pavilions or pergola
 - Pollinator gardens or raised planter beds
 - Incorporation and integration of natural features, such as creeks, drainage areas, riparian woodlands, floodplain and waterways, where and when practical

DETENTION OR RETENTION PONDS (SOS)

- Detention or retention ponds shall be considered as a SOS if they meet the below:
 - Minimum slope of 6:1 for detention ponds and 4:1 for retention ponds
 - 10' minimum flat surface at the top of the bank suitable for a concrete sidewalk or trail
 - Provide additional landscape area on the outside of the trail for perimeter trees
 - Perimeter trees shall be planted on the perimeter of the facility at a rate of one large canopy tree for every 50 linear feet
 - Walls and pits are prohibited
 - Detention ponds may not be located in a landscape buffer area adjacent to perimeter roadways
 - Accessible by the public
 - Natural stone or brick veneer is required on headwalls, bridges, wall, culverts, retaining walls, and like structures
 - Not separated from adjacent retail by fire lane or parking (i.e. integrated)

Century Court, College Station, TX

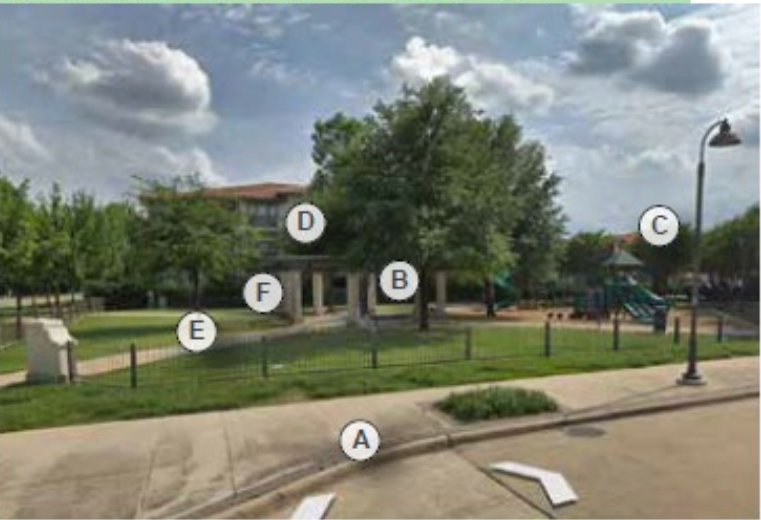
Signature Open Space (SOS)



La Villita, Las Colinas / Irving, TX



La Villita, Las Colinas / Irving, TX



Multi-family Courtyard



Granite Park, Plano TX

- Legend:
- A SOS / Pond
 - B Walkway
 - C Perimeter Trees
 - D Adjacent to Retail
 - E Overlook



Glorias Restaurant, Frisco TX



The Shacks, The Colony, TX

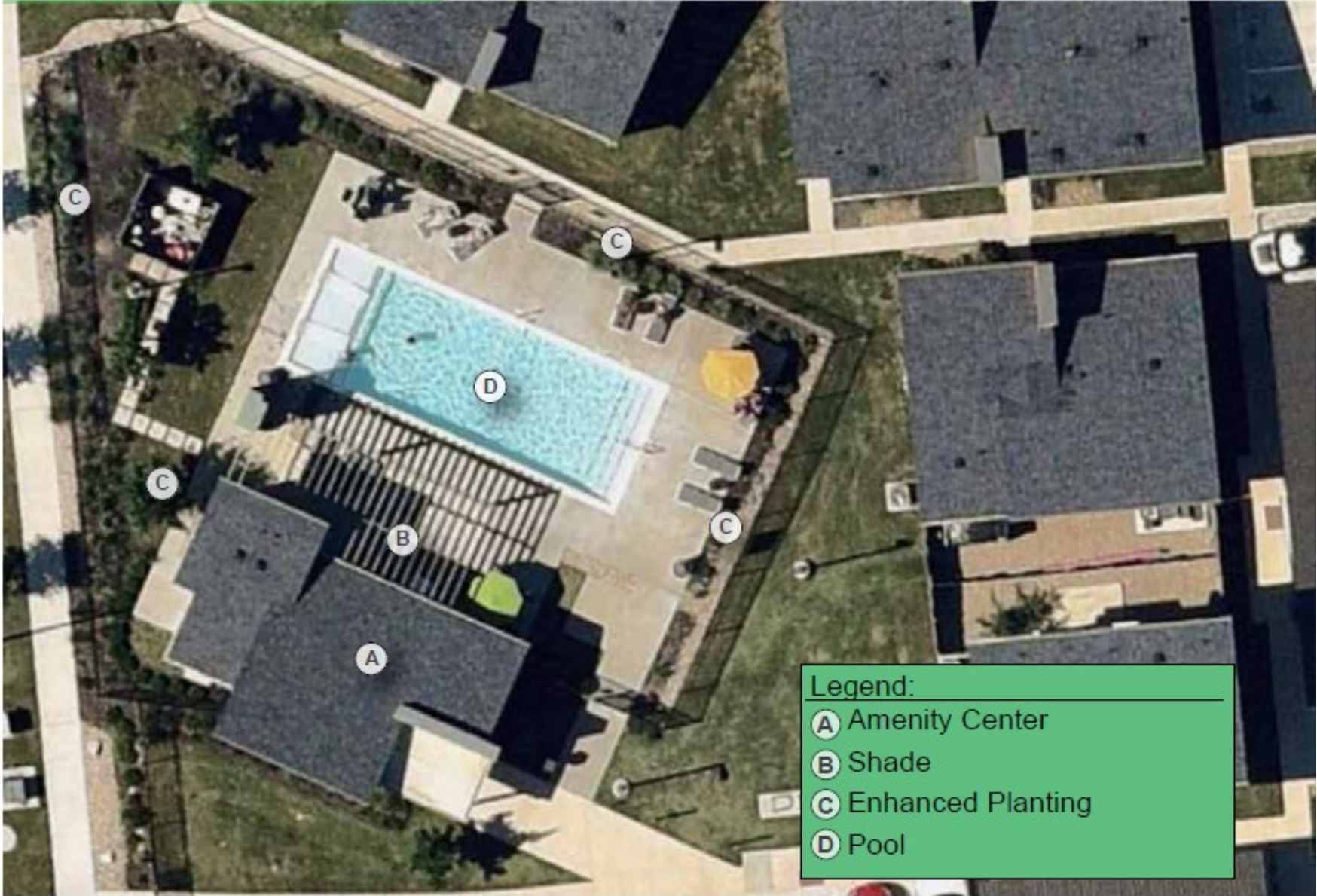


MULTI-FAMILY AMENITIES

- MF amenities shall include at least four (4) of the following:
 - Pool appropriately sized for the development
 - Pool fountains or spa
 - Shade structures (cabanas, pergolas, etc)
 - Gathering space (synthetic turf or enhanced paving)
 - 25% enhanced planting
 - 25% enhanced paving
 - Children's play area (splash zone, play structure)
 - Enhanced fencing with masonry columns
 - Outdoor Kitchen
 - Outdoor fire pit

MF-0 EXAMPLE

Goodnight Ranch, Austin, TX



Legend:

- (A) Amenity Center
- (B) Shade
- (C) Enhanced Planting
- (D) Pool

EXAMPLE: MF-1

Cortland on Cherry Creek, Denver CO



MULTI-FAMILY MINOR OPEN SPACE (MOS)

- Courtyards

- Spaces within the development for gathering that is separate from the amenity/leasing space
 - 2,000 SF min.
 - 5' width pathway connecting internal elements
 - Connects to adjacent walkways
 - Enhanced planting
 - Enhanced paving
 - Pedestrian lighting (Festoon, bollard, pole)
 - Surrounded on 3 sides by buildings
 - Sculpture
 - Fountain
 - Seating areas
 - Scale 2:1 Building height to space width

EXAMPLE: MF- 1&2
Austin Ranch, The Colony, TX



MF-1&2 EXAMPLE



Attachment: Staff Presentation (Discussion Regarding Multi-Family & Commercial Vision

COMMERCIAL MINOR OPEN SPACE (MOS)

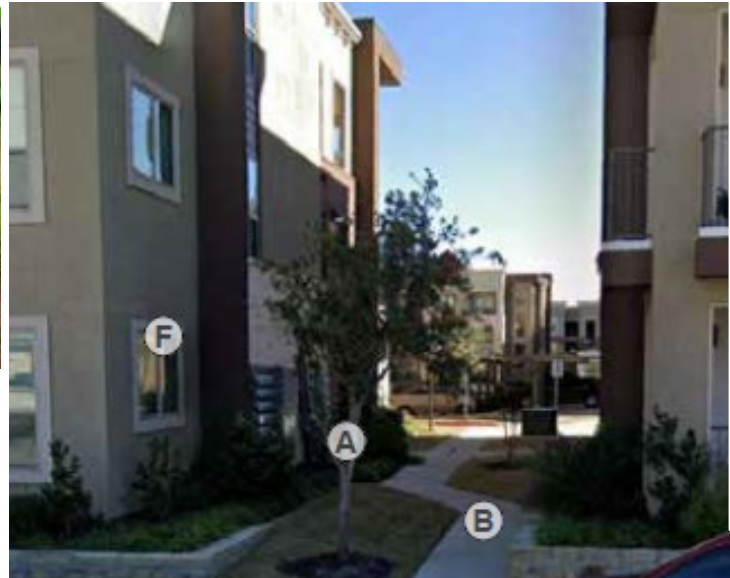
- Courtyards
 - Spaces within stores/offices and used for outdoor dining or gathering.
- Dog Parks
 - Space within the development for users to take their dogs to run off-leash. The park shall be enclosed with a fence and located so that it does not create a sound or waste issue for adjacent residents.

Frisco, TX



Legend:

- (A) Enhanced Planting
- (B) Walkways
- (C) Enhanced Paving
- (D) Fountain
- (E) Seating
- (F) Shaded



Dallas, TX



- Legend:
- A Fence
 - B Double access Gate
 - C Shade
 - D Drinking fountain
 - E Seating
 - F Waste Stations
 - G Trees

POLICY CONSIDERATIONS

- Celina received positive feedback and experienced tangible improvements with the Neighborhood Vision Book
- This Vision Book requires future commercial and multi-family development to invest more into experiential design
- This results not only in a greater experience for customers and residents, but also in the long-term sustainable value of the project
- Better design can increase project costs, which developers might find burdensome
- Staff worked with the consultant to balance the standards to be pragmatic and avoid known mistakes of other cities

NEXT STEPS

- July – Planning & Zoning Commission Worksession
- August – City Council Worksession
- August – Planning & Zoning Commission (Action)
- September – City Council (Action)



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**MULTI-FAMILY and COMMERCIAL
VISION BOOK**

Attachment: Draft Vision Book (Discussion Regarding Multi-Family & Commercial Vision Book)

MAY 2023

INTRODUCTION

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TABLE OF CONTENTS:

1	Introduction
8	Multi-Family
10	Commercial
15	Open Space (Types and Required Elements)
15	Quality Guidelines

INTRODUCTION

PURPOSE AND INTENT

The purpose of these Guidelines is to set forth a consistent standard of quality throughout the City of Celina that provides guidance in addition to the City of Celina’s zoning regulations found in the Zoning Ordinance. These Design Guidelines will guide the physical development of multi-family and commercial projects and help to enforce a consistent design that remains true to the developed vision and character of the City. This document is intended to guide the developer in the determining the location, size and design aspects to creating meaningful open space and gathering areas that improve the public realm throughout the City.

ORGANIZATION OF DESIGN GUIDELINES

These Design Guidelines are intended to address the built and public realm and include sections related to:

- General development layout, location, access, and connectivity
- Open Space Requirements including typologies and quality control

RELATIONSHIP TO EXISTING PLANNING INITIATIVES

The Design Guidelines are one of several documents providing design guidance and restrictions for Celina and will be the primary document for use by the master developer or developer/builder in undertaking any improvement, alteration, or remodel. Other documents relating to the physical development of Celina include but are not limited to:

- Zoning Ordinance
- Engineering Standards
- Subdivision Ordinance
- Downtown Master Plan
- Trails Master Plan
- Parks Master Plan
- Comprehensive Plan
- International Model Construction Codes and Local Amendments
- Street Best Practices

INTERPRETATION

Flexibility in interpretation and innovation is encouraged to create distinct individual development of Multi-Family project identities within the common vision for the City of Celina. All deviations from this Vision Book are subject to the approval of the Director of Development Services. Approved waivers/ deviations do not set precedent except where provided herein for future Applications.

For purposes of interpretation of these Guidelines, the following provisions apply:

Except as specifically defined herein all words and terms used in this Vision Book shall have their customary dictionary definitions.

- The use of “may” or “should” means permissive, recommended or advised but not mandatory; the use of “shall”, “shall not”, “must,” “will,” “prohibited” or “not allowed” means compliance is mandatory and not voluntary or permissive.
- Where terms or phrases are subject to more than one reasonable interpretation, the more stringent interpretation shall apply.
- Where two or more provisions conflict between what is described in this document, the more specific controls the more general and the more stringent controls the less stringent.
- It is the obligation of the Applicant to request updated copies of the Design Guidelines.

GENERAL PROJECT LAYOUT

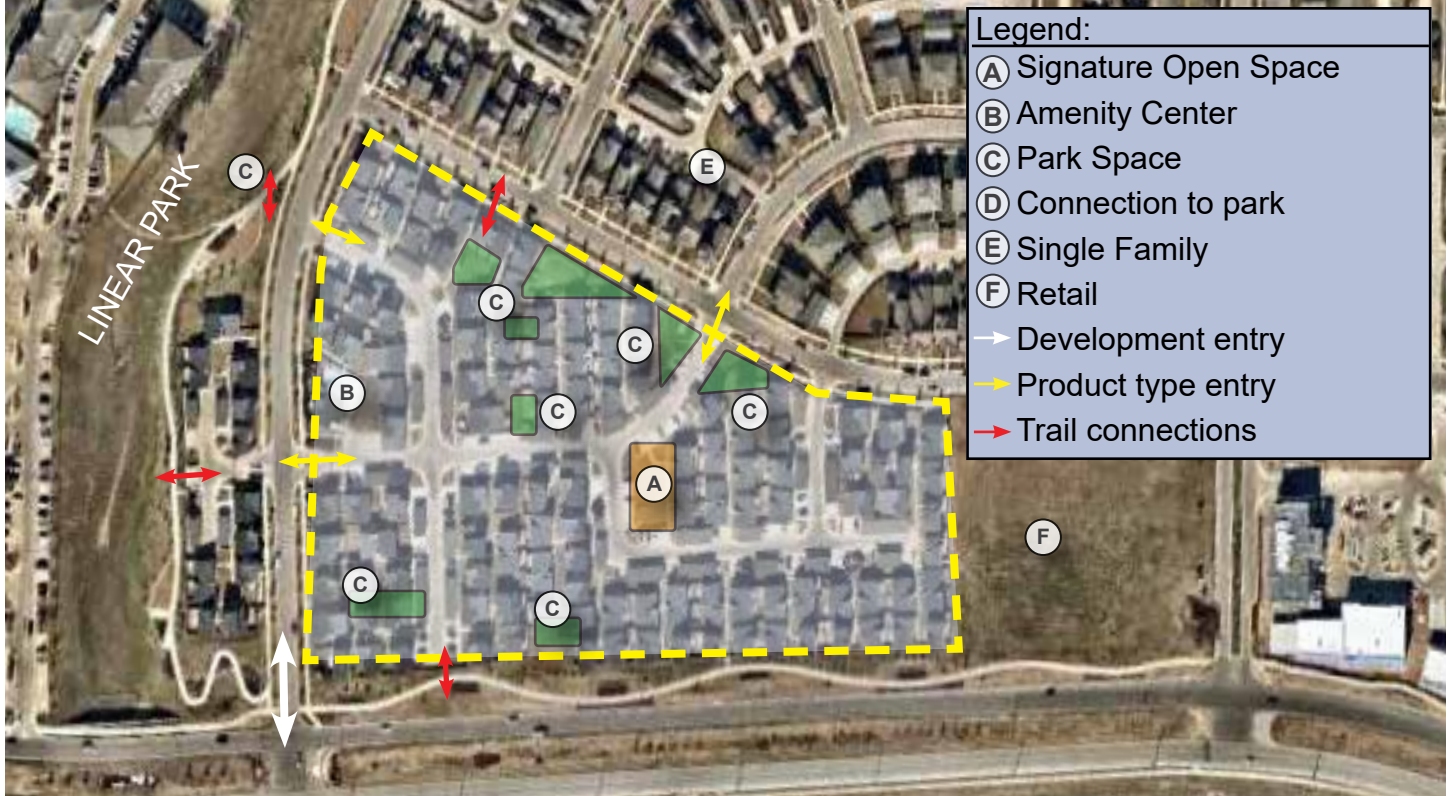
Developments shall take into consideration the project location and provide connections between adjacent residential or commercial developments and natural features. The following shall be considered when developing the site plan for the project:

1. Provide pedestrian and vehicular connections to neighboring residential streets and adjacent non-residential developments.
2. Provide pedestrian and vehicular connections to city parks or schools by integrating open space near these elements to create a connected open space network.
3. Pathways shall be provided to adjacent developments through natural corridors and/or other trails or sidewalk systems. These trails or sidewalks shall be stubbed out to the edge of the property for future connections.
4. Provide pedestrian connections to/from adjacent retail/commercial.
5. The design of internal private streets should provide safe pedestrian and vehicular connections within the development
6. Pedestrian connections internal to the development should occur “off-street” within a system of pedestrian friendly connections through sidewalks / passageways / trails or connected openspace to support Celina’s Life Connected vision for the City.

EXAMPLE CONNECTED COMMUNITY: Urbana at Goodnight Ranch, Austin TX

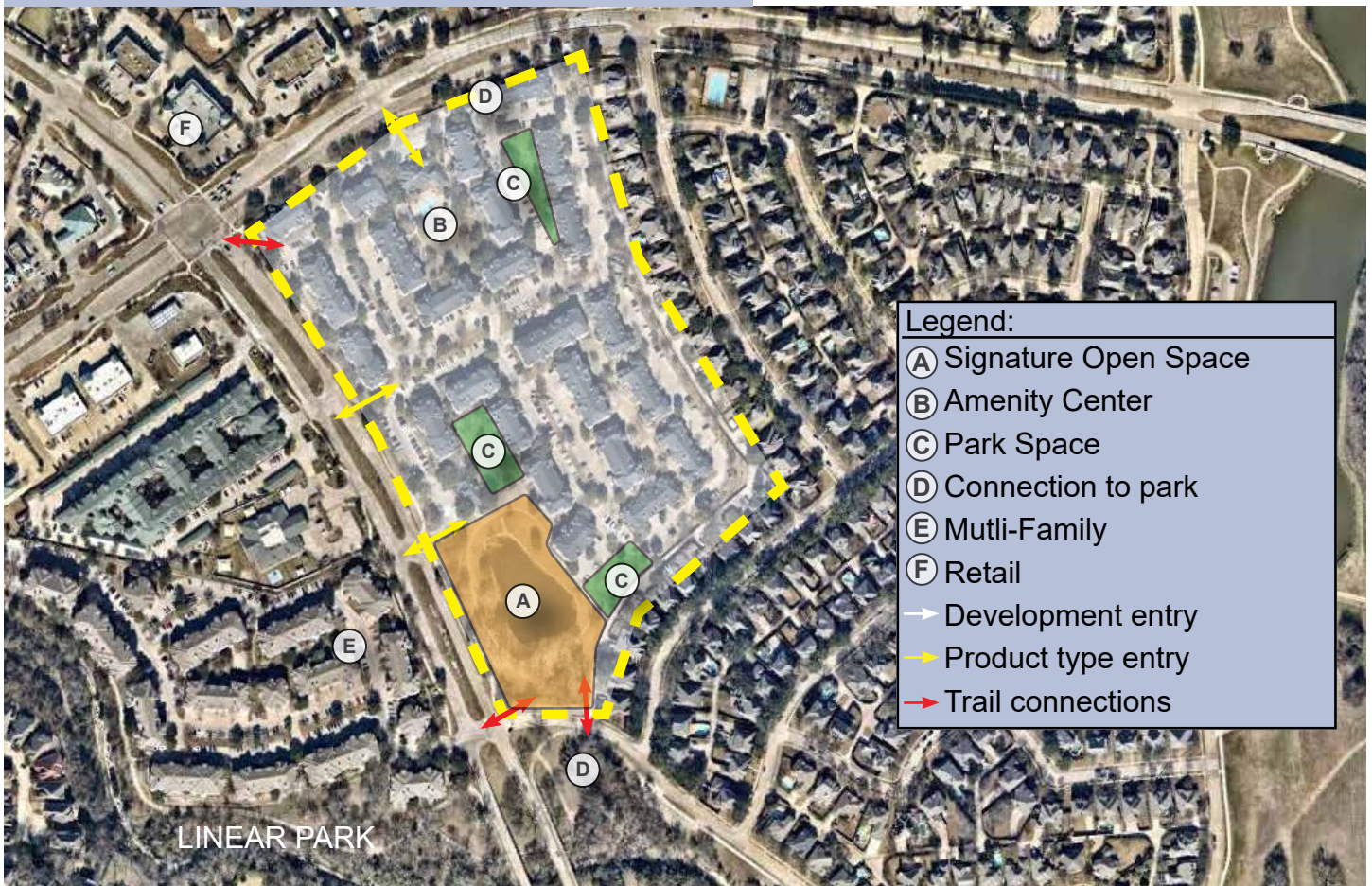


MF-0 EXAMPLE: Urbana at Goodnight Ranch, Austin TX



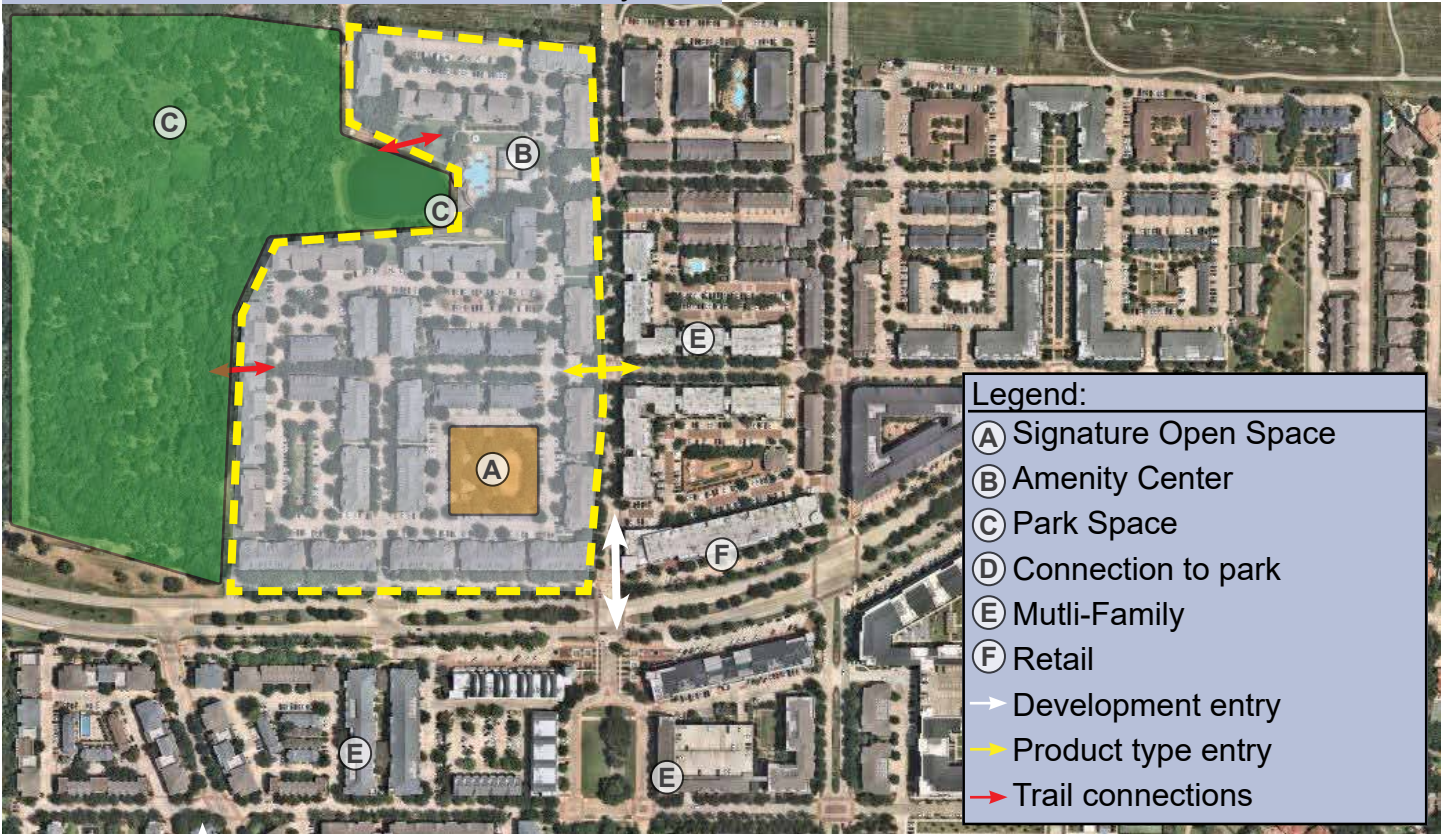
MF-1 EXAMPLE: Breckenridge Point, Richardson TX

Map data: Google, Near Map



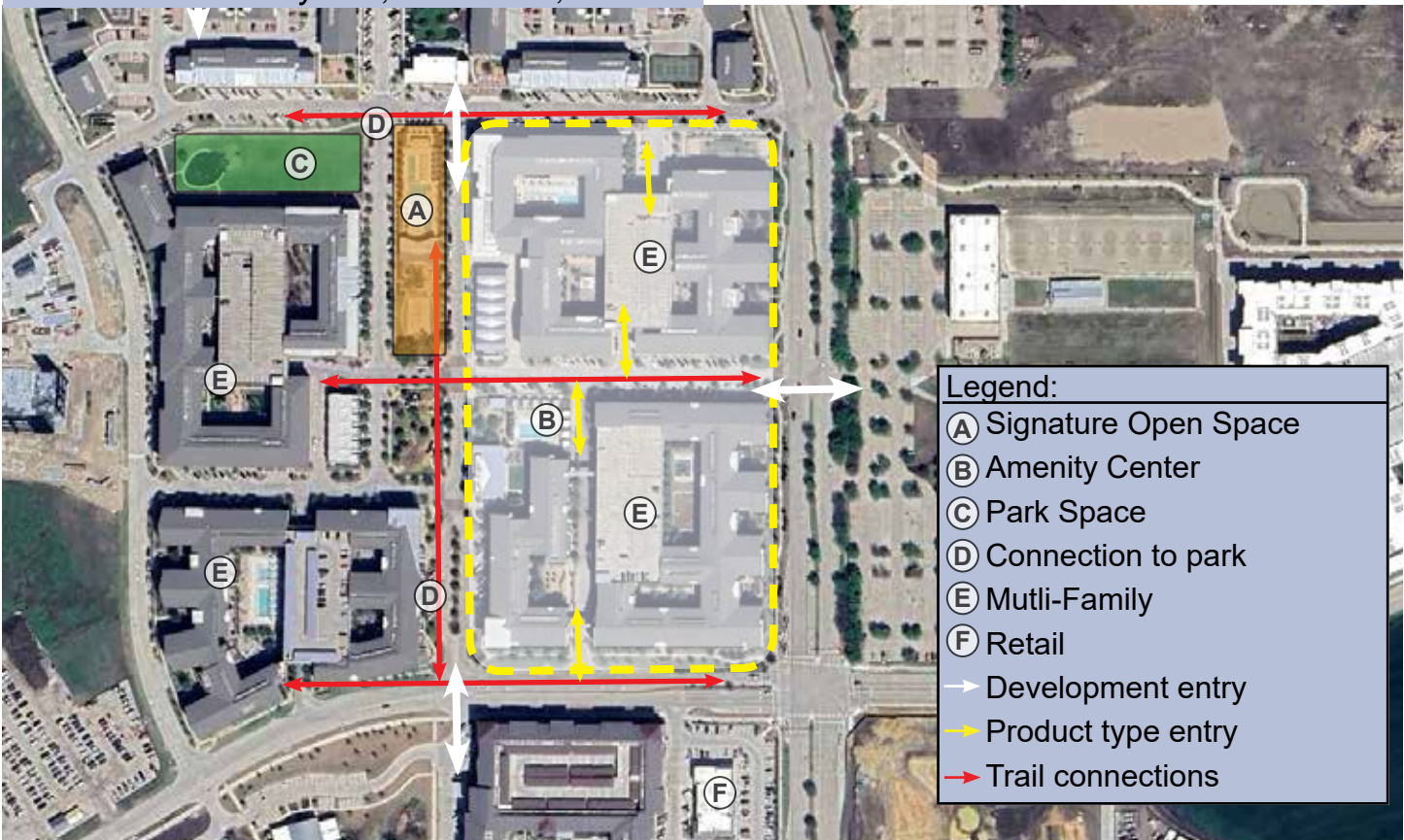
MF-2 EXAMPLE: Austin Ranch, The Colony TX

Map data: Google, Near Map



MF-3 EXAMPLE: City Line, Richardson, TX

Map data: Google, Near Map

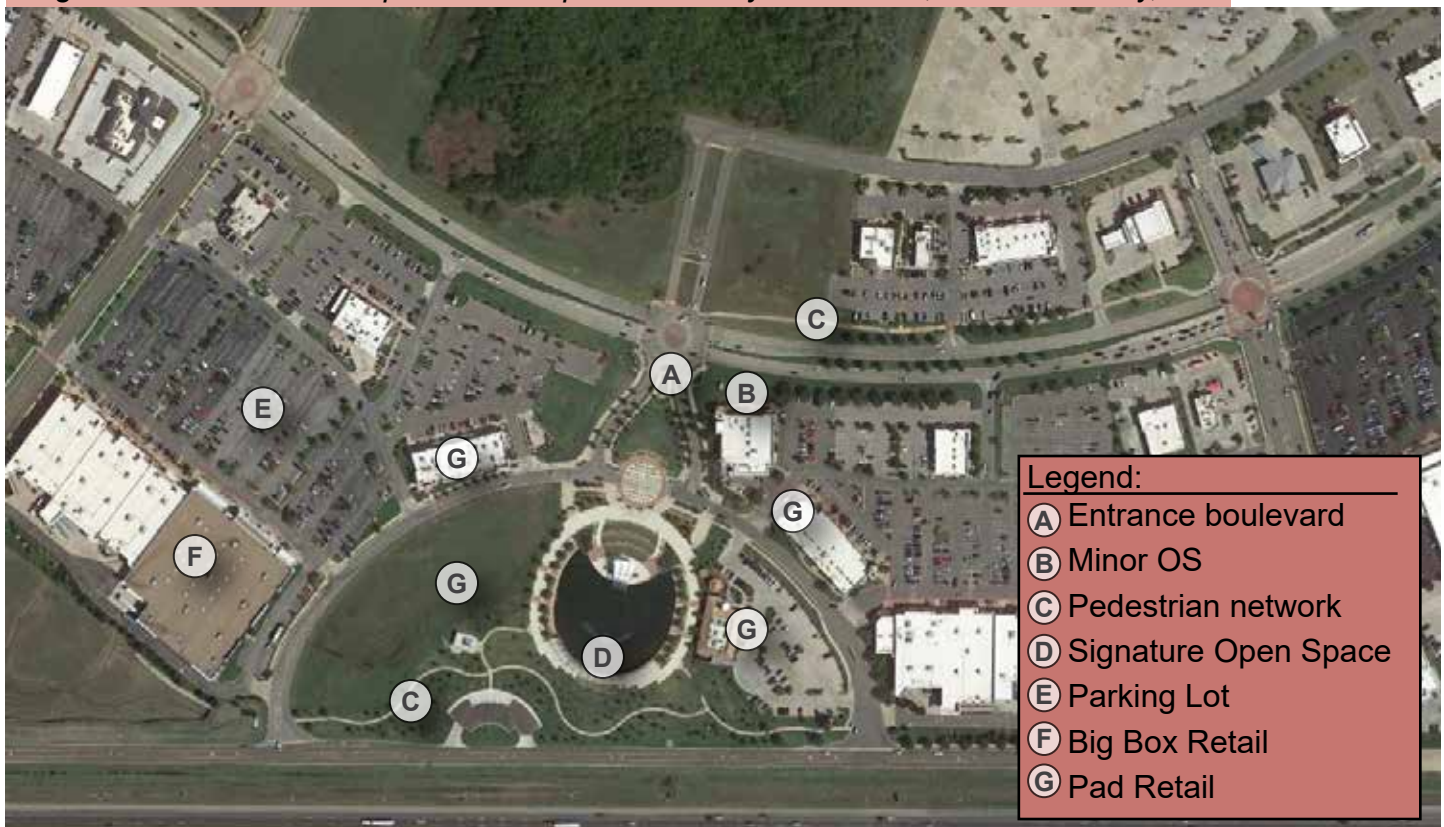


GENERAL PROJECT LAYOUT

This document provides guidance for retail pad sites and larger connected development sites with in-line retail and/or big box. This vision book does not provide guidance on retail in an urban or vertical mixed use environment. The goal is to create walkable developments that provide connection opportunities to adjacent retail and residential developments and that the openspace that is required is usable and meaningful to the user.

- All developments shall take into consideration the project location to provide both vehicular and pedestrian connections between adjacent developments, parks, schools, open space, or natural features.
 - Where possible utilize existing natural corridors for trail connections;
 - Provide stub outs to future trail connections.
- 1. Larger Multi-Tenant developments - utilize a full development openspace plan that satisfies the openspace requirement needs through creating safe connected walkways and usable openspace for the entire development.
 - Signature Open Space (SOS) and multiple minor open spaces are required.
 - Encourages the use of detention / retention areas for Signature Open Space (SOS).
 - Provides a centralized gathering space. This may be counted as a Signature Open Space or as Minor Open Space.
 - Increases the opportunity to incorporate courtyards adjacent to or within the front facade zone of the building.

Large Multi-Tenant Development Example: University North Park, Oklahoma City, OK



FULL DEVELOPMENT EXAMPLE: South Lake, TX



- Legend:
- (A) Entrance boulevard
 - (B) Minor OS
 - (C) Pedestrian network
 - (D) Signature Open Space
 - (E) Parking Lot
 - (F) In Line Retail
 - (G) Strip Retail



Map data: Google, Maxar Technologies

FULL DEVELOPMENT EXAMPLE: Frisco, TX



- Legend:
- (A) Entrance boulevard
 - (B) Minor OS
 - (C) Pedestrian network
 - (D) Signature Open Space
 - (E) Parking Lot
 - (F) In Line Retail
 - (G) Strip Retail

Map data: Google, Maxar Technologies

STRIP DEVELOPMENT EXAMPLE: Dallas, TX

Map data: Google, Maxar Technologies

Legend:

- (A) Outdoor Seating
- (B) Pedestrian network
- (C) Signature Open Space
- (D) Parking Lot
- (E) Strip Retail



2. Smaller single tenant or pad sited development shall include Signature Open Space as part of an outdoor seating experience.
 - Provide connection to adjacent development by maintaining the front facade in the same general area as the adjacent development.
 - Open Space requirement may be met by providing a single usable area that is connected with the building and easily accessible to the users of the facility.

Pad Sited: Prosper, TX

Map data: Google, Nearmap

Legend:

- (A) Outdoor Seating
- (B) Minor OS
- (C) Pedestrian network
- (D) Signature Open Space
- (E) Parking Lot
- (F) Pad Retail

General Open Space

The type, size, and location of open spaces within the community are just as important as the amount of cumulative open space. Quality open space should provide the opportunity for users to interact in small to large groups. Each space should have a unique quality and be located within reasonable walking distance of the designated user group it serves, and shall be safely connected to the city's trail or pedestrian sidewalk system. Open Space dedication requirements are described in the Celina Subdivision Ordinance.

- Shall be a minimum of 10' wide and minimum 300 SF in size and located outside of the R.O.W. The calculation may include area that is less than 10' in width if it is contiguous with the open space. Any area that is less than 10' in width shall not consist of more than 10% of the contiguous open space.
- All developments shall require a Signature Open Space (SOS).

The following spaces / items cannot be counted toward any open space:

- Vehicular Paving
- Building Foot Prints
- Utility Yards
- Parking lot tree islands
- Required landscaping per Zoning Ordinance (Landscaping Requirement);
- Required Licensed Child Care Facility play space; or
- Open space that is not publicly accessible or highly visible (except for multi-family).

There are 2 levels of open space identified in this document:

- Signature Open Space (SOS)
- Minor Open Space (OS)

CONTIGUOUS OPENSOURCE CALCULATION:



Additional areas less than 10' wide that may be counted as openspace

Open Space Typologies

Multi-Family

- Multi-Family developments shall have a minimum of one outdoor amenity / leasing center space in addition to a Signature Open Space (SOS).
- Open space provided for residents' use only may be counted toward the required open space.

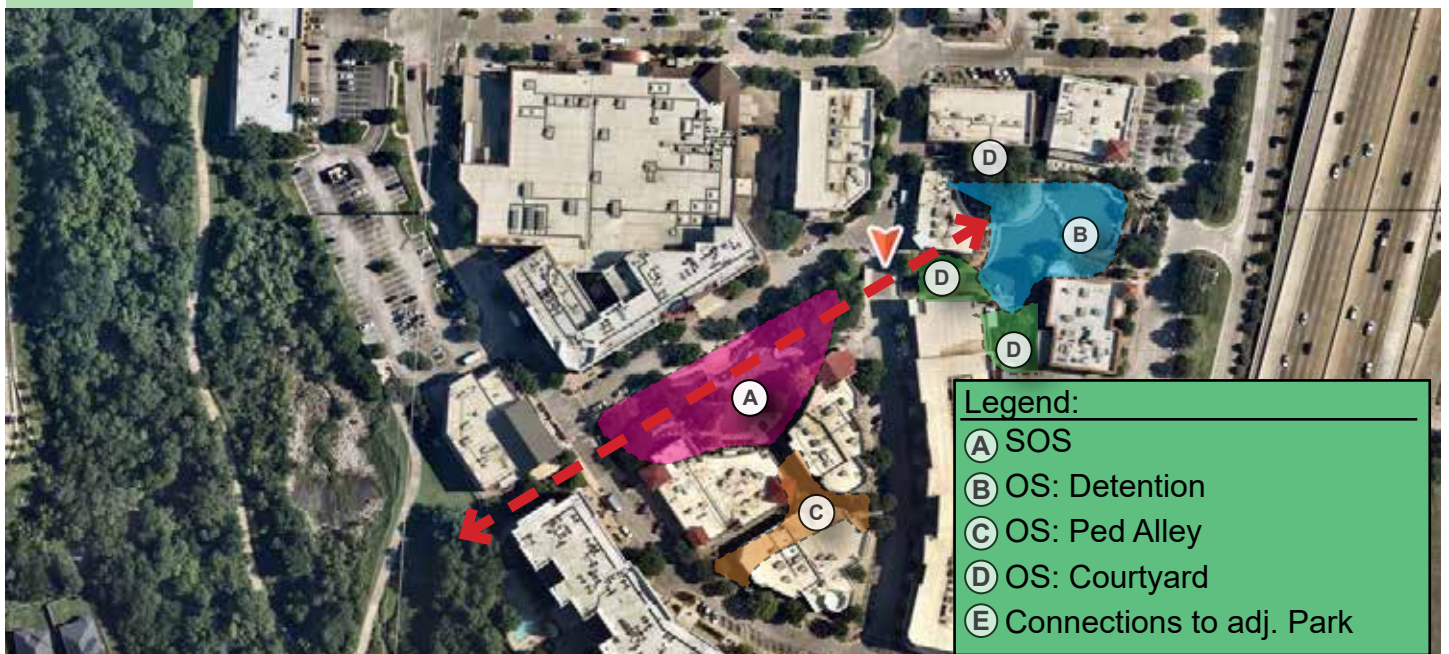
MULTI-FAMILY OPEN SPACE TYPOLOGIES (20% OPEN SPACE CODE REQUIREMENT)

Dallas, TX



RETAIL OPEN SPACE TYPOLOGIES

Dallas, TX



Signature Open Space (SOS)

Signature Open Space (SOS) improvements shall be required in conjunction with any commercial or multi-family building 15,000 square feet (cumulatively counted) or larger (excluding MF-3). Elements, both in terms of quality and quantity, shall be in scale with the development, as determined by the Director.

Each SOS shall incorporate a minimum of 6 of the following elements:

- A decorative pathway with enhanced pavement traversing the open space with adequate illumination;
- Patio/plaza/Synthetic Turf Space of adequate size for mass gathering space;
- Signature tree;
- Furniture and monuments, such as benches, low masonry seating walls, trash receptacles, and education plaques;
- Overlook (in association with retention/detention ponds or other comparable situations);
- Sculptures, and/or pedestrian entry monuments/gateways;
- Water features, excluding required retention/detention ponds;
- Shade structures such as pavilions or pergola;
- Pollinator gardens or raised planter beds;
- Incorporation and integration of natural features, such as creeks, drainage areas, riparian woodlands, floodplains, and waterways, where and when practical, in compliance with all Engineering Design Standards

Detention or Retention Ponds shall be considered as a SOS if they meet the above element requirements, are amenitized per the below, and meet all of the City of Celina Engineering Design Standards:

1. Minimum slope of 6:1 for detention ponds and 4:1 for retention ponds;
2. Provide for a 10' minimum flat surface at the top of the bank suitable for a concrete sidewalk or trail;
3. Provide an additional landscape area on the outside of the trail for perimeter trees;
4. Perimeter trees shall be planted on the perimeter of the facility at a rate of one large canopy tree for every 50 linear feet;
5. Walls and pits are prohibited;
6. Detention ponds may not be located in a landscape buffer area adjacent to perimeter roadways;
7. Accessible by the public; and
8. Natural stone or brick veneer is required on headwalls, bridges, wall, culverts, retaining walls, and like structures.
9. Where possible, not separated from adjacent retail by firelane or parking
10. Other features as approved by the Director.

Century Court, College Station, TX

Signature Open Space (SOS)



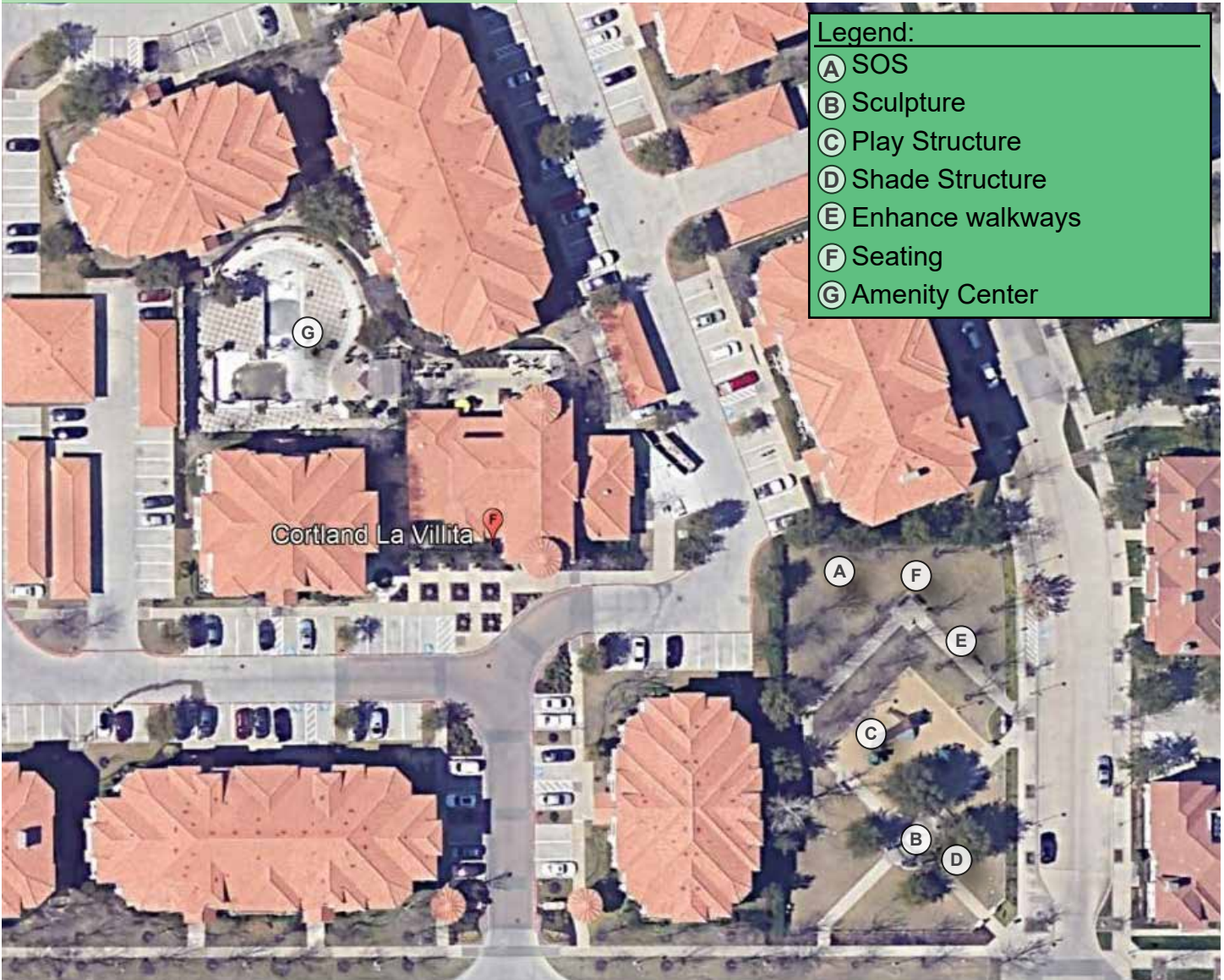
Legend:

- (A) SOS
- (B) Signature Tree
- (C) Fountain
- (D) Synth Turf/ mass gathering
- (E) Enhance walkways

Signature Open Space (SOS)

EXAMPLES : MF

La Villita, Las Colinas / Irving, TX



La Villita, Las Colinas / Irving, TX



Multi-family Courtyard



Signature Open Space (SOS)

EXAMPLES: DETENTION OR RETENTION PONDS

Granite Park, Plano TX



Glorias Restaurant, Frisco TX

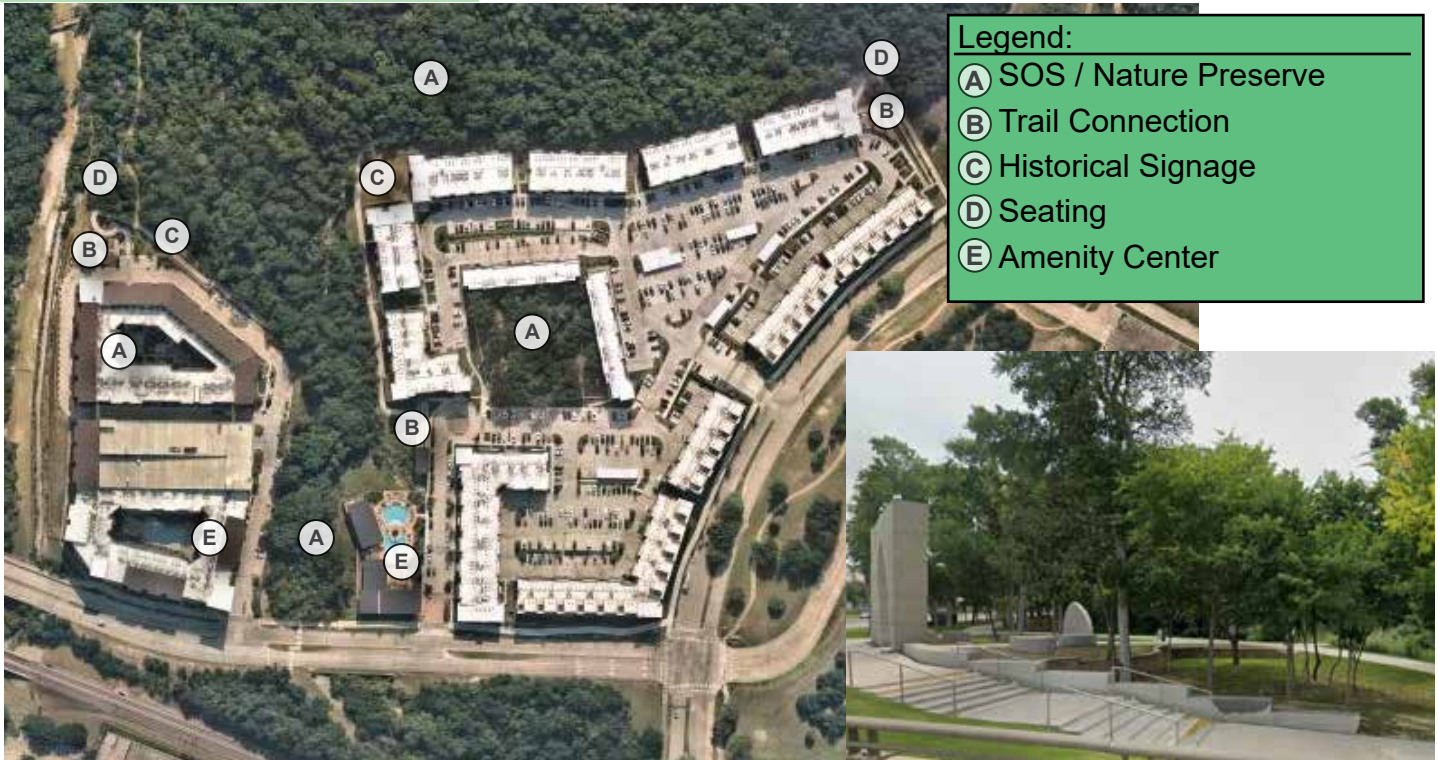


Attachment: Draft Vision Book (Discussion Regarding Multi-Family & Commercial Vision Book)

Signature Open Space (SOS)

EXAMPLE: NATURAL AREAS

The Shacks, The Colony, TX



The Shacks, The Colony, TX



Amenity Center Open Space

Amenity Center Open Spaces are required for MF land uses. Elements, both in terms of quality and quantity, shall be in scale with the development, as determined by the Director.

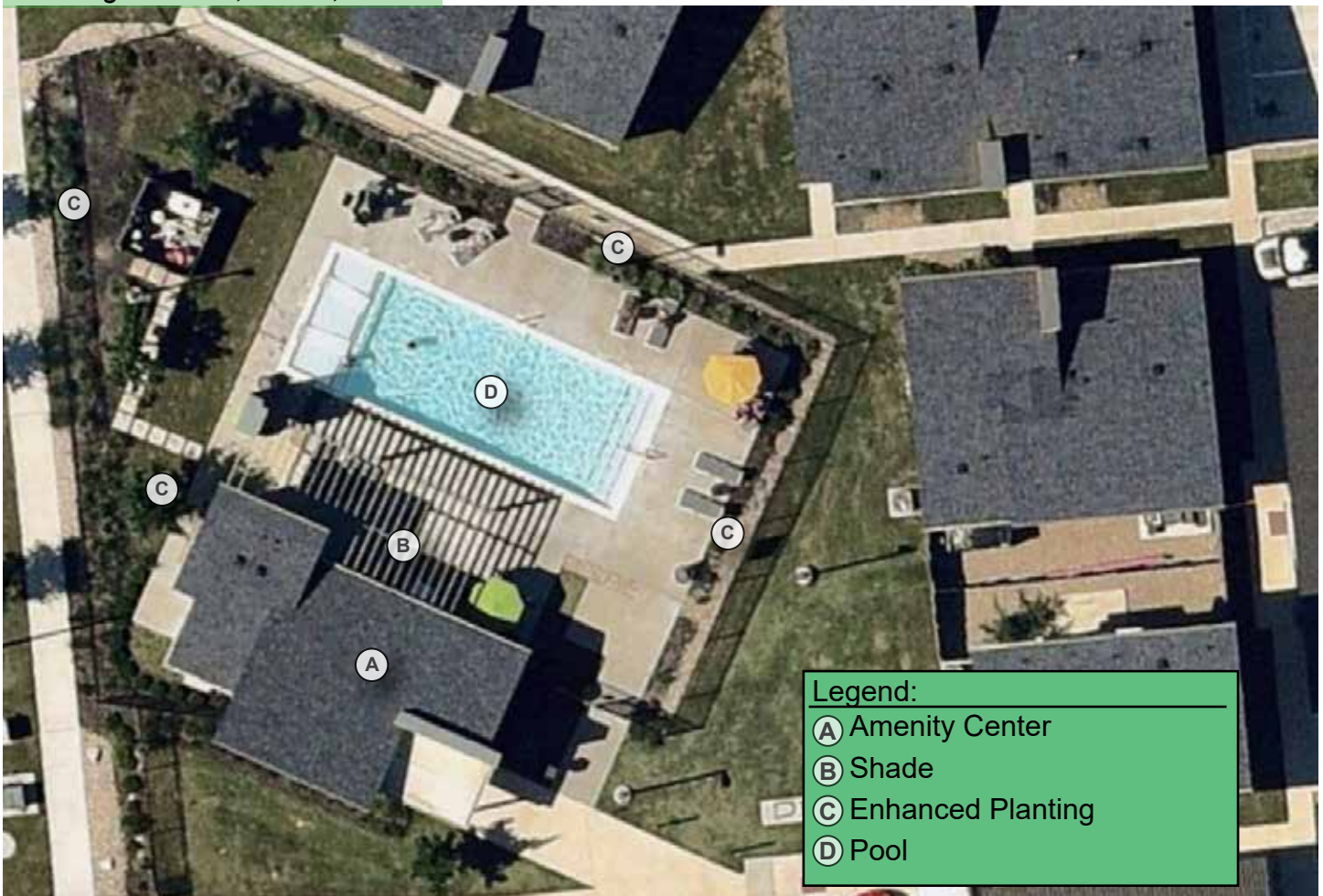
This openspace type shall include at least 4 of the following:

- Pool appropriately sized for the development
- Pool fountains or spa
- Shade structures (cabanas, pergolas, etc)
- Gathering space (synthetic turf or enhanced paving)
- 25% enhanced planting
- 25% enhanced paving
- Children's play area (splash zone, play structure)
- Enhanced fencing with masonry columns
- Outdoor Kitchen
- Outdoor fire pit

The list is not meant to be exhaustive, but provides general guidance for the expected level of quality for the open space.

MF-0 EXAMPLE

Goodnight Ranch, Austin, TX



Amenity Center Open Space

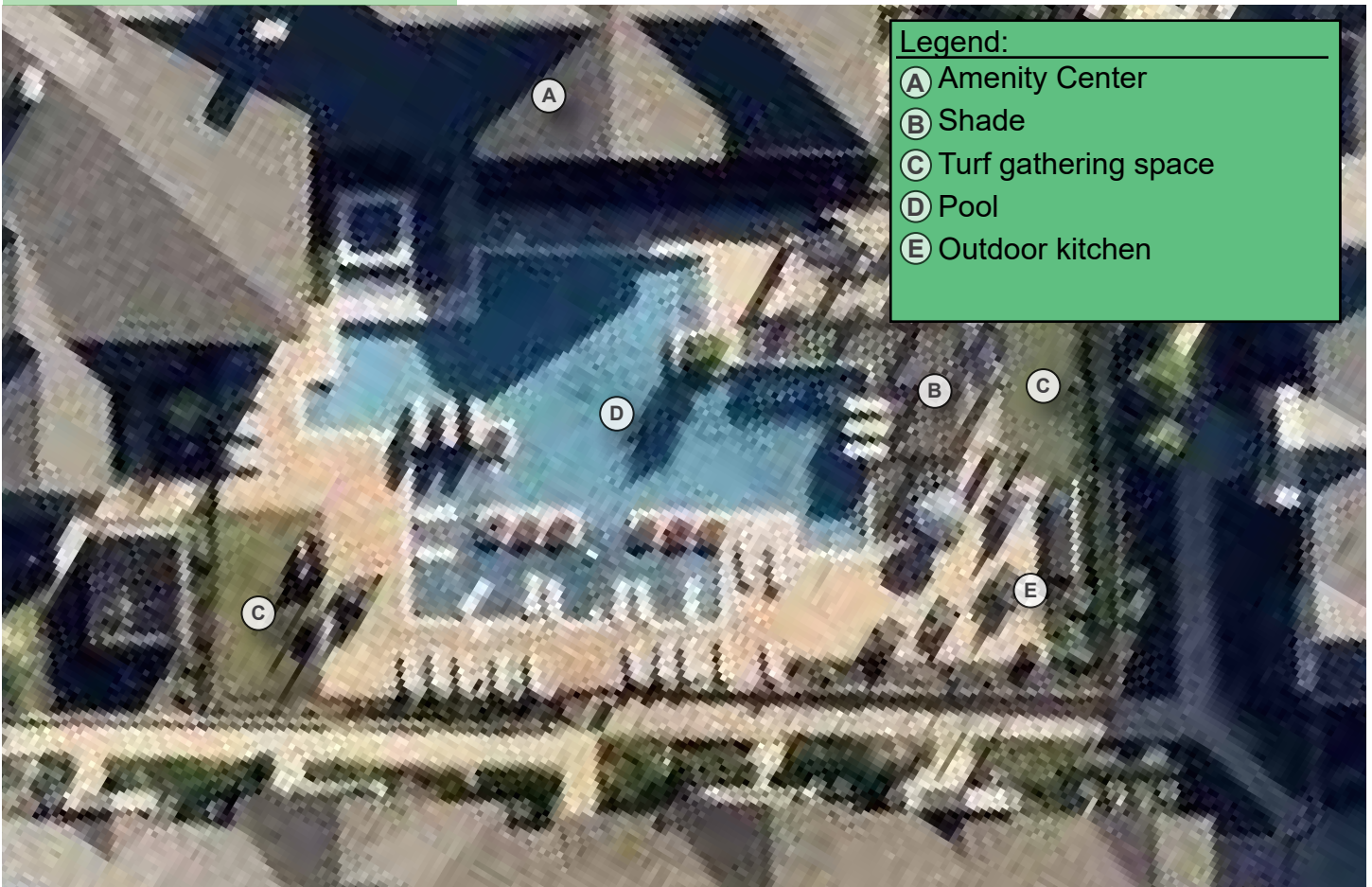
EXAMPLE: MF-1

Cortland on Cherry Creek, Denver CO



MF-1&2 EXAMPLE

Lincoln Kessler Park, Dallas, TX



Minor Open Space

Minor Open Space (OS) is considered any other open space that is not identified as an Amenity Center (MF Only) or SOS. Elements, both in terms of quality and quantity, shall be in scale with the development, as determined by the Director.

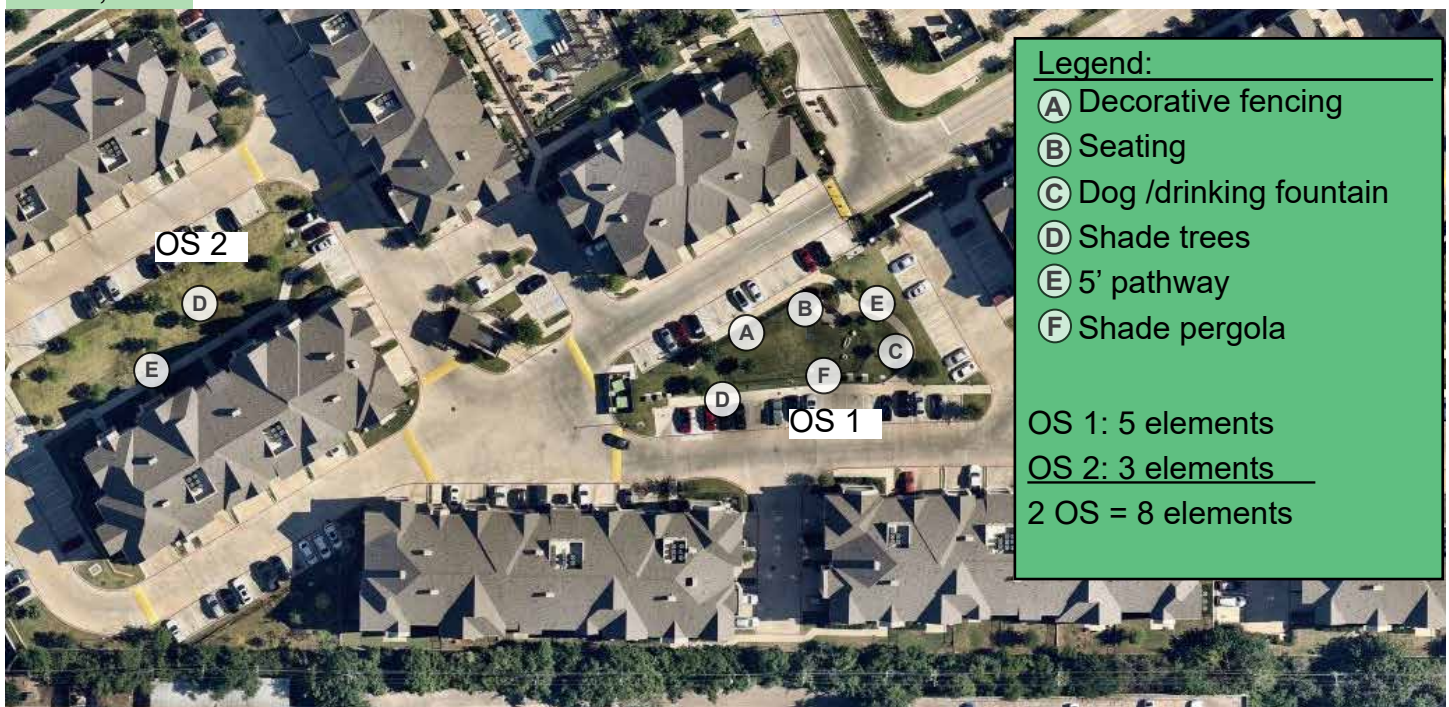
In addition to the minimum standards set forth in the City of Celina Zoning Ordinance, each Minor open space shall generally include the following elements:

- Min. 5' wide pathway connecting elements within the openspace;
- Shade trees spaced in a manner to provide shade to the openspace;
- Seating areas (benches, natural seating, tables and chairs, etc.);
- Play areas (Play structures, sport courts, exercise equipment, etc.);
- Shade structures (Pavilions, trellis, cabanas, overhead building extensions, etc.);
- Synthetic turf for gathering areas;
- Jogging Trails;
- Entry monumentation (columns, plaques, signage, art, etc.);
- Sculpture;
- Decorative Fencing;
- Drinking fountains;
- Decorative fountains.

The list is not meant to be exhaustive, but provides general guidance for the expected level of quality for the open space. Where multiple Minor openspaces are provided, the elements above may be combined so that no less than 2 elements are provided in a smaller open space as long as the total number of elements for the project meets the total cumulative requirement.

MINOR OPEN SPACE TABULATION

Dallas, TX



Minor Open Space

The following pages identify different types of Minor openspaces and how they meet the requirements of Minor openspace calculation may include area that is less than 20' width but contiguous with the courtyard.

COURTYARDS

Space within the development for gathering that is separate from the amenity / leasing space.

- 2,000 SF min.
- 5' width pathway connecting internal elements
- Connects to adjacent walkways
- Enhanced planting
- Enhanced paving
- Pedestrian lighting (Festoon, bollard, pole)
- Surrounded on 3 sides by buildings
- Sculpture
- Fountain
- Seating areas
- Scale 2:1 Building height to space width

MF-1&2 EXAMPLE



EXAMPLE: MF- 1&2

Austin Ranch, The Colony, TX



Legend:

- (A) Courtyard
- (B) Enhanced Planting
- (C) Walkways
- (D) Enhanced Paving
- (E) Enclosed on 3 sides
- (F) Fountain
- (G) Seating

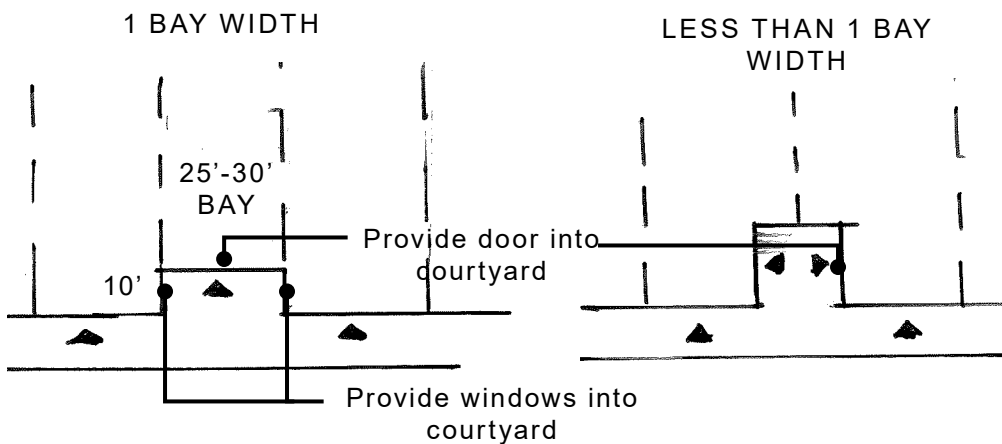


COURTYARDS - COMMERCIAL

Space between stores/offices that is set back from the building facade and used for outdoor dining or gathering. These spaces may be much smaller than MF courtyards.

- 20' width at entry point;
- If fronting parking, a bump out in the parking area immediately fronting the courtyard should be provided to increase the perceived size of the space and create a buffer between the parking lot with landscape;
- Building entries to the courtyard are highly encouraged and may be located on the sides or back of the courtyard

COURTYARD ACCESS DIAGRAM



EXAMPLE: COMMERCIAL

Southlake, TX



Legend:

- Ⓐ Courtyard
- Ⓑ Enhanced Planting
- Ⓒ Walkways
- Ⓓ Enhanced Paving
- Ⓔ Enclosed on 3 sides
- Ⓕ Seating

Minor Open Space

PEDESTRIAN PASSAGEWAY

The space between buildings that create connections inside of the community, between the front and rear of a building, and between amenity spaces. The creation of pedestrian passageways is encouraged.

- 15' wide minimum.
- MF - 6' wide min. concrete walkway.
- Seating.
- Enhanced paving.
- Enhanced planting (commercial projects may use raised planters and trees in tree wells).
- Shade: May be addressed with building orientation, shade structures or trees.
- Sides of buildings facing the passageway should be articulated and have windows and/or doors that engage the space.



Frisco, TX



Gateway Crossing, Plano TX



Legend:

- (A) Enhanced Planting
- (B) Walkways
- (C) Enhanced Paving
- (D) Fountain
- (E) Seating
- (F) Shaded

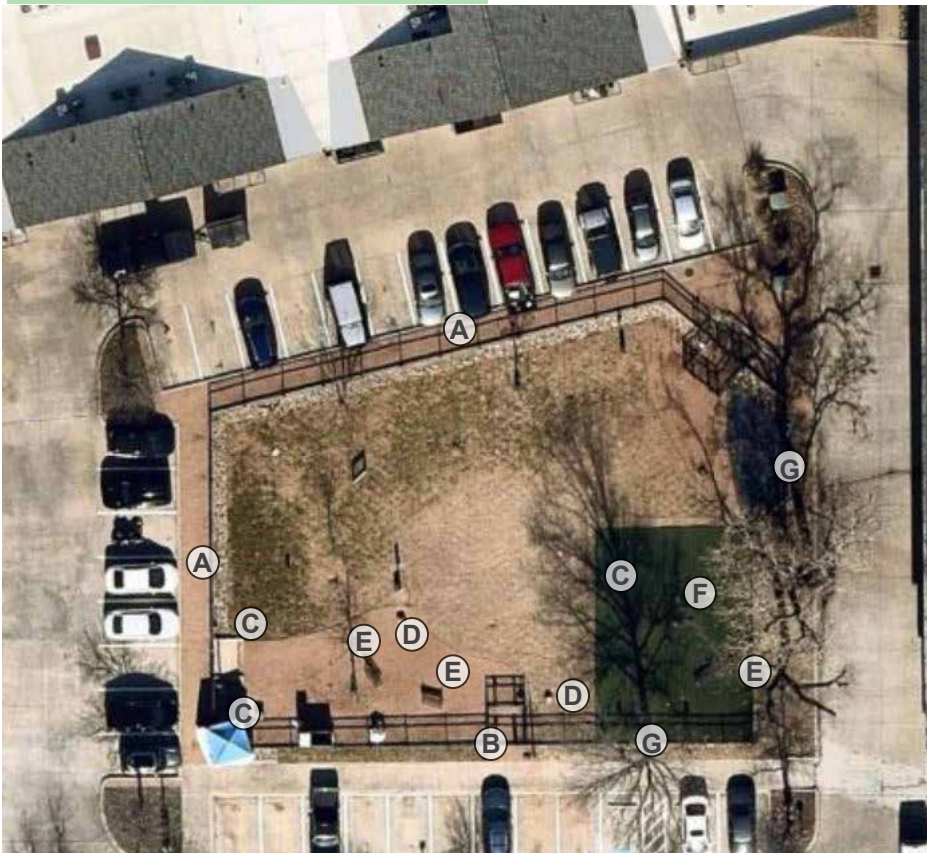


DOG PARK

Space within the development for users to take their dogs to run off-leash. The park shall be enclosed with a fence and located so that it does not create a sound or waste issue for adjacent residents. The area directly outside of dog park fence may be counted toward this open space calculation if the area is an enhanced landscape or hardscape material or if the area contains landscape and trees.

- 4' 6" tall open ornamental metal fence (no powder coated chain link);
- Seating inside dog park fencing;
- Double access gate that creates a safe zone between the public entry and park exit.
- If dog park is large enough, provide separate large and small dog zones;
- Combined dog and people water fountain provided for each dog park separation;
- Hose bib for cleaning (may be included in the water station);
- 2 dog waste stations per dog park separation;
- Shade structure;
- Trees shall not be planting inside of the dog park fencing. When used for shade, they shall be planted outside of the dog park fencing and on the south or west side of the site in order to provide shade for the users inside the fenced area.

Dallas, TX

**Legend:**

- Ⓐ Fence
- Ⓑ Double access Gate
- Ⓒ Shade
- Ⓓ Drinking fountain
- Ⓔ Seating
- Ⓕ Waste Stations
- Ⓖ Trees



Quality Guidelines

The quality of the furnishings and materials provided in the openspaces is important for reducing maintenance issues and increasing longevity for the developments.

Where manufacturers are listed for high quality elements, alternate manufacturers may be selected if they provide the same level of product specification quality. The examples provided are not intended to be all encompassing but to provide general direction for material and quality selection.

FURNITURE:

Shall be made of non-corrosive metal or a combination of non-corrosive metal and long lasting composite / wood like (recycled material).

- Where metal is utilized for seating, consideration should be given to using aluminum neutral colors to reduce heat gain and create a comfortable seating condition during summer months.
- Where composite material is utilized, the material should consist of recycled Linear Low Density Polyethylene (LLDPE) and recycled wood which is extruded into the shapes required for the furnishing.
- At least 2 bike racks shall be considered as part of the design and built in to the environment.

SEATING



WASTE BINS



BICYCLE RACKS



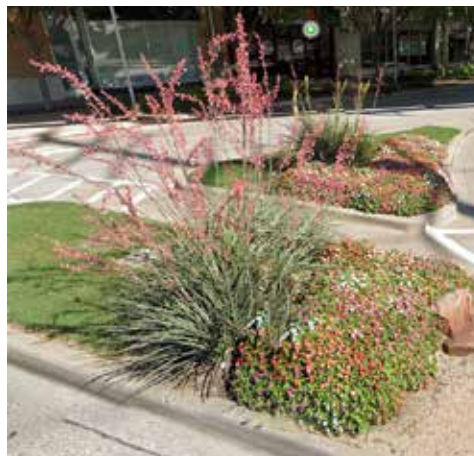
DOG WASTE STATIONS:

- Shall be made of non-corrosive metal and/ or recycled plastics;
- Located along pathways and within the fenced-in area of dog parks;
- Shall include signage that requires the pick up and disposal of pet waste and identifying the waste bin;
- Shall include a waste bin and location for waste bags;
- Shall be located away from benches, gathering spaces or other seating areas.
- Neutral in color

**ENHANCED PLANTING:**

Enhanced planting is defined as any planting area that includes:

- Plant material other than turf or ground cover alone;
- Includes ornamental trees but not shade trees.



Quality Guidelines

ENHANCED PAVING:

Is considered any paving other than standard concrete with broom, salt rock, or sand blasted finish. May include the following:

- Concrete unit pavers
- Brick pavers
- Colored and / or stamped concrete
- Decomposed granite, loose gravel, or mulched walking paths are not considered enhanced paving.



Paving design should encourage safe, unhampered pedestrian circulation and reinforce connections between adjacent neighborhoods and public spaces. All pedestrian walkways, trails, multi-use paths, and sidewalks shall be considered components of the pedestrian circulation system.

- Special paving areas are encouraged at required crosswalks, required site entries, and encouraged building entrances to delineate pedestrian zones and accent large expanses of concrete.
- Where a pedestrian walkway or accessibility route crosses a street at a major intersection or crosses the shop-front drive lane, the crosswalk shall be clearly delineated with enhanced paving that should extend into the sidewalk zone.



PLAY STRUCTURES:

Shall be made of non-corrosive metal or a combination of commercial grade non-corrosive metal or wood-like composite (recycled material).

- Where metal is utilized for seating, consideration should be given to using aluminum to reduce heat gain and create a comfortable seating condition during summer months
- Acceptable specifications:
 - Play area - protected from adjacent streets by planting, low seat wall or fencing not to exceed 36" in height.
 - Playground - shall include multiple age groups and shall provide opportunities for all inclusive play. The play ground equipment shall have a minimum of 30% shade coverage of the primary equipment. Shade coverage may be provided in the form of shade structure, canopy, or adjacent trees. Metal slides are prohibited.
 - Seating - Multiple types of seating may be provided. Where metal is utilized for seating, commercial grade non-corrosive metal should be used.





Life Connected.

**MULTI-FAMILY and COMMERCIAL
VISION BOOK**

Attachment: Draft Vision Book (Discussion Regarding Multi-Family & Commercial Vision Book)

MAY 2023



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JUNE 20, 2023
5:30 PM**

MINUTES

I. CALL TO ORDER:

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

Vice Chair Poché called the meeting to order at 5:29 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:

- Minutes from the May 16, 2023, Planning & Zoning Commission meeting.

- B. Consider and act upon a Replat for the Tollway 10 Addition, Lots 2, 5, and 6, Block A, being approximately 6 acres; generally located at the northeast corner of Dallas Parkway and Light Farms Way. (Tollway 10 Addition (Children's Lighthouse Daycare) – Replat)

- C. Consider and act upon a Preliminary Plat for Mosaic Phase 2, being approximately 109 acres; generally located approximately 1,700 feet west of Legacy Drive and approximately 1,800 feet south of Carey Road. (Mosaic Phase 2 – Preliminary Plat)

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

IV. WORKSESSION:

Reconvene Into Open Session:

A. Presentation of the 2022 Tree City USA & Growth Award:

Madhuri Mohan, Planning Director, presented the 2022 Tree City USA award.

V. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to amend approximately 41 acres of Planned Development (PD) No. 74 with Multi-Family, Horizontal District (MF-0) and Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located west of future Coit Road and north and south of future Ownsby Parkway, within the City Limits. (Wood Tract - PD Amendment)

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

Matthew Unich, 1123 E. Ownsby Parkway, Celina, Texas, 75009, requested that the developer and Commission consider adding privacy for adjacent neighbors by providing additional buffering from the roadway and a masonry wall with evergreen landscaping, and by limiting parking on the west side of the property.

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

Commissioner Dawson motioned to table the item until the July 18, 2023 regular meeting.

Commissioner Grumbles seconded the motion.

All were in favor, and the motion was approved.

RESULT:	TABLED [UNANIMOUS]	Next: 7/18/2023 5:30 PM
MOVER:	Michael Dawson, Commissioner	
SECONDER:	Brandon Grumbles, Commissioner	
AYES:	Dawson, Grumbles, Rojas, Trigo, Poché	
ABSENT:	Boswell, Bain	

- B. Conduct a public hearing to consider and act upon a request to zone approximately 110 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) base zoning; generally located north of Frontier Parkway and approximately 2,500 feet east of Bothwell Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Sutton Fields East - PD Zoning)

Jonathan Pollard, 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 Rojas seconded the motion.

All were in favor, and the motion was approved.

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

- C. Conduct a public hearing to consider and act upon a request to amend approximately 19 acres of Planned Development (PD) No. 142 with the Collin County Outer Loop Overlay District (CCOLO) base zoning, and modified development standards; generally located north of the Collin County Outer Loop and approximately 1,300 feet east of future Coit Road, within the City Limits. (Rayburn Electric Cooperative Tap Substation Addition (Ten Mile Creek) – PD Amendment)

Kari White, Planning Manager, presented the Staff Report.

Vice Chair Poché opened the public hearing.

Applicant Frank Polma, 618 Main Street, Garland, Texas, 75040, delivered a presentation, stated that the substation was associated with the GCEC Substation under construction to the west, 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 Rojas 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 Rojas, Commissioner
SECONDER:	Brandon Grumbles, Commissioner
AYES:	Dawson, Grumbles, Rojas, Trigo, Poché
ABSENT:	Boswell, Bain

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

Mr. Pollard presented the Staff Report.

Vice Chair Poché opened the public hearing.

Applicant Frank Abbott, 6160 Warren Parkway, Suite 210, Frisco, Texas, 75034, stated that he was available to answer any questions.

Commissioner Rojas asked about the reasons for the proposed setback reduction.

Mr. Abbott stated that the reduced setback would allow the developer to meet parking requirements while preserving the creek that bisects the property.

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 Rojas seconded the motion.

All were in favor, and the motion was approved.

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

- E. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a Communication Antenna Tower on approximately 2 acres; generally located north of Frontier Parkway and approximately 375 feet west of Pebble Creek Drive, within the City Limits. (Anthemnet - Frontier Lift Station Cell Tower – Specific Use Permit)

Mr. Pollard presented the Staff Report.

Vice Chair Poché opened the public hearing.

Representative of the applicant Bill Bauman, 7508 Whisterwheel Way, Fort Worth, Texas, 76123, delivered a presentation and made himself available to answer questions.

Maryan Monroe, 5525 Pebble Creek Drive, Prosper, Texas, 75078, representative of the Twelve Oaks neighborhood, stated that the existing lift station was supposed to have six-foot trees around the perimeter, but the trees have died and been replaced with smaller trees over time. She expressed concerns with the appearance of the tower and asked if the company could co-locate on an existing tower elsewhere.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked if any lighting was proposed for the tower and noted that lighting is often disruptive to neighbors.

Mr. Bauman responded that no lighting is required nor proposed.

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

Commissioner Grumbles asked how the location was chosen and the colors on the coverage maps.

Mr. Bauman responded that the location was based on coverage maps, on which red represents "good" coverage and blue represents "bad" coverage. He also acknowledged that his company prefers to co-locate with utilities and municipal facilities such as lift stations, as they are similar land uses.

Mr. McAfee added that cell companies look for properties that are easy to build on, and municipal facilities, such as lift stations, are typically able to accommodate.

Commissioner Rojas asked about the unipole design and what options the Commission has to reduce the impact of the tower.

Mr. Bauman responded that his company is capable of stealthing.

Mr. McAfee noted that it was within the Commission's scope to request additional landscaping and irrigation as part of their approval.

Ms. Monroe asked if an American flag could be added to the unipole.

Mr. Bauman responded that he was willing to add additional trees and irrigation. He also said that a flag could be added, but cautioned the Commission that flags often lead to noise complaints.

Commissioner Grumbles asked who would maintain the flag.

Mr. Bauman stated that he would provide two flags, but the City, as the property owner, would ultimately be responsible for maintaining the flag.

Mr. McAfee stated that it would be the applicant's duty to maintain the flag and any landscaping.

Commissioner Rojas asked Ms. Monroe if she would oppose removing the flag if there was a noise issue.

Ms. Monroe responded that she would not be opposed.

Commissioner Dawson motioned to approve the item with the condition that additional landscaping and irrigation is installed, per City standards, and with no flag due to the issues discussed.

Commissioner Trigo seconded the motion.

The motion was approved 4-1, with Commissioner Rojas being the dissenting vote.

RESULT:	APPROVED [4 TO 1]
MOVER:	Michael Dawson, Commissioner
SECONDER:	Daniel Trigo, Commissioner
AYES:	Dawson, Grumbles, Trigo, Poché
NAYS:	Rojas
ABSENT:	Boswell, Bain

F. Conduct a public hearing to consider and act upon a Development Agreement on approximately 641 acres; generally located west and east of Custer Road and north of County Road 130, within the City Limits. (O'Donnell (HFI & Rainwater Crossing) – Development Agreement)

Ms. Mohan presented the Staff Report.

Vice Chair Poché opened the public hearing.

Applicant Phillip Thompson, 201 S. Preston Road, Celina, Texas, 75009, stated that he was available to answer any questions.

Mr. Bainum expressed concerns with the proliferation of Multi-Family, Horizontal (MF-0) developments in the City.

No one else 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 Rojas seconded the motion.

All were in favor, and the motion was approved.

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

VI. ADJOURNMENT:

Vice Chair Poché adjourned the meeting at 6:48 p.m.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: July 18, 2023
Re: Wood Tract - PD Amendment

Action Requested:

Conduct a public hearing to consider and act upon a request to amend approximately 41 acres of Planned Development (PD) No. 74 with Multi-Family, Horizontal District (MF-0) and Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located west of future Coit Road and north and south of future Ownsby Parkway, within the City Limits. (Wood Tract - PD Amendment)

Applicant:

Ken Wood
PO Box 1572
Celina, TX 75009

Background Information:

The applicant is requesting to amend approximately 41 acres of Planned Development (PD) No. 74 with Multi-Family, Horizontal District (MF-0) and Commercial, Office, & Retail District (C) base zoning, and modified development standards. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



PUNK CARTER PKWY

E OWNSBY, PKWY

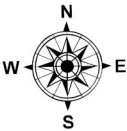
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Legend

- SubjectProperty
- City Limits
- Roads
- Parcels

Wood Tract
Location Map
City of Celina

6/15/2023



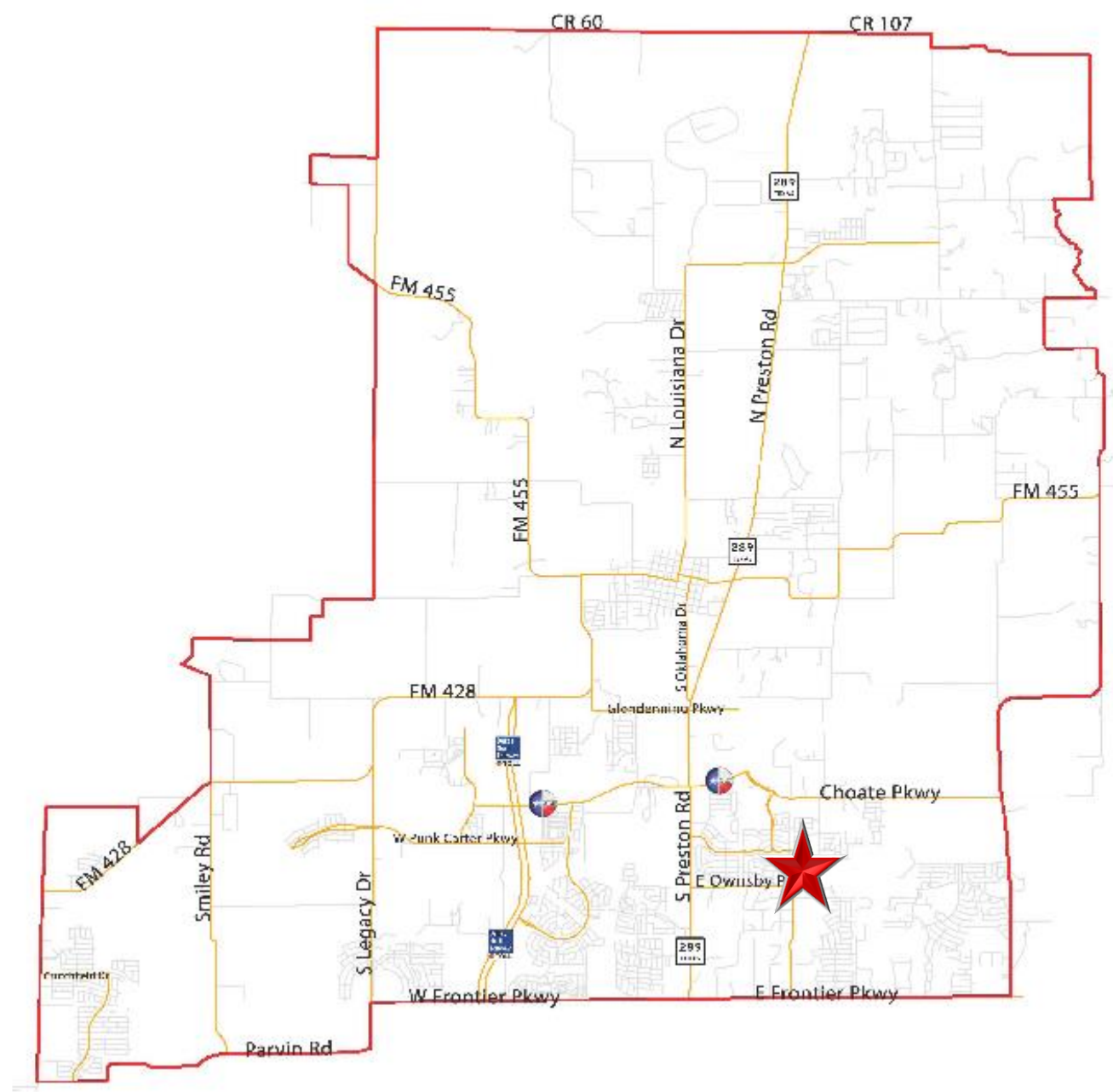
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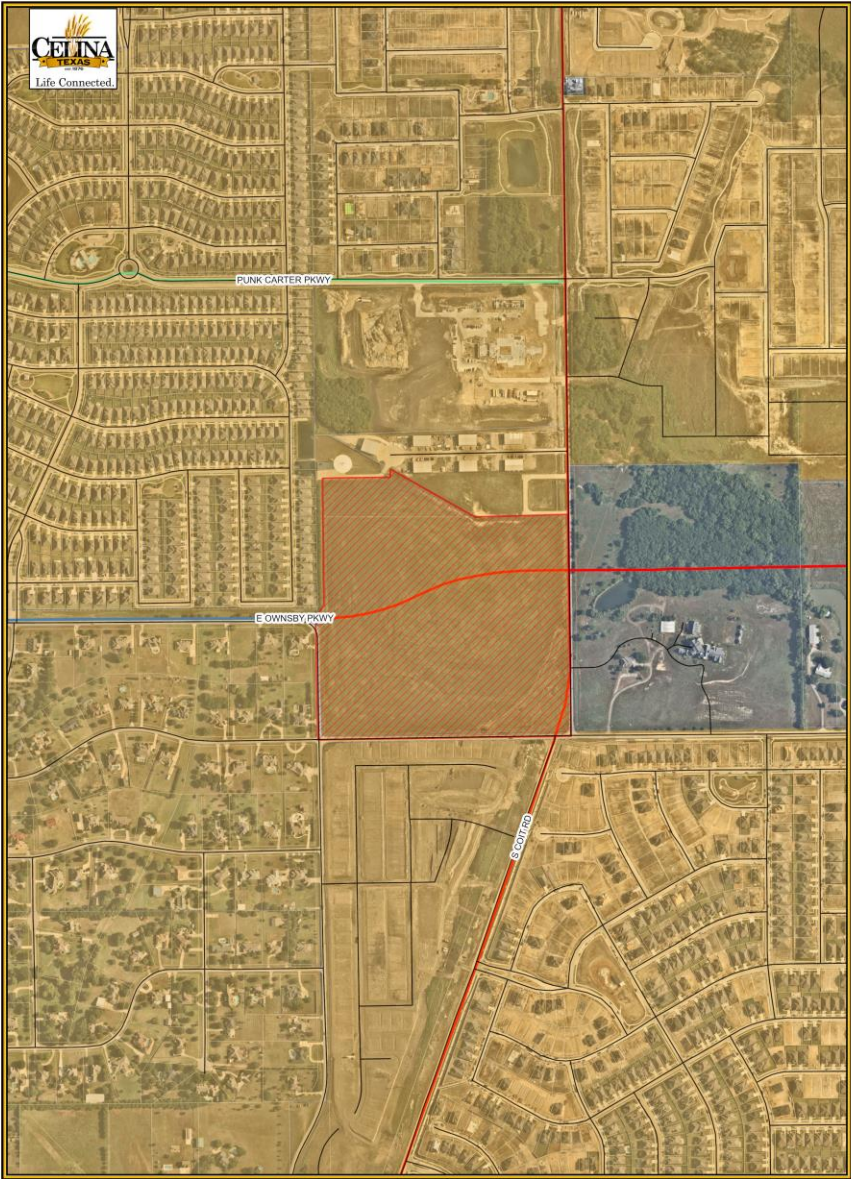
WOOD TRACT

PD Amendment

Planning & Zoning Commission
July 18, 2023







LOCATION MAP

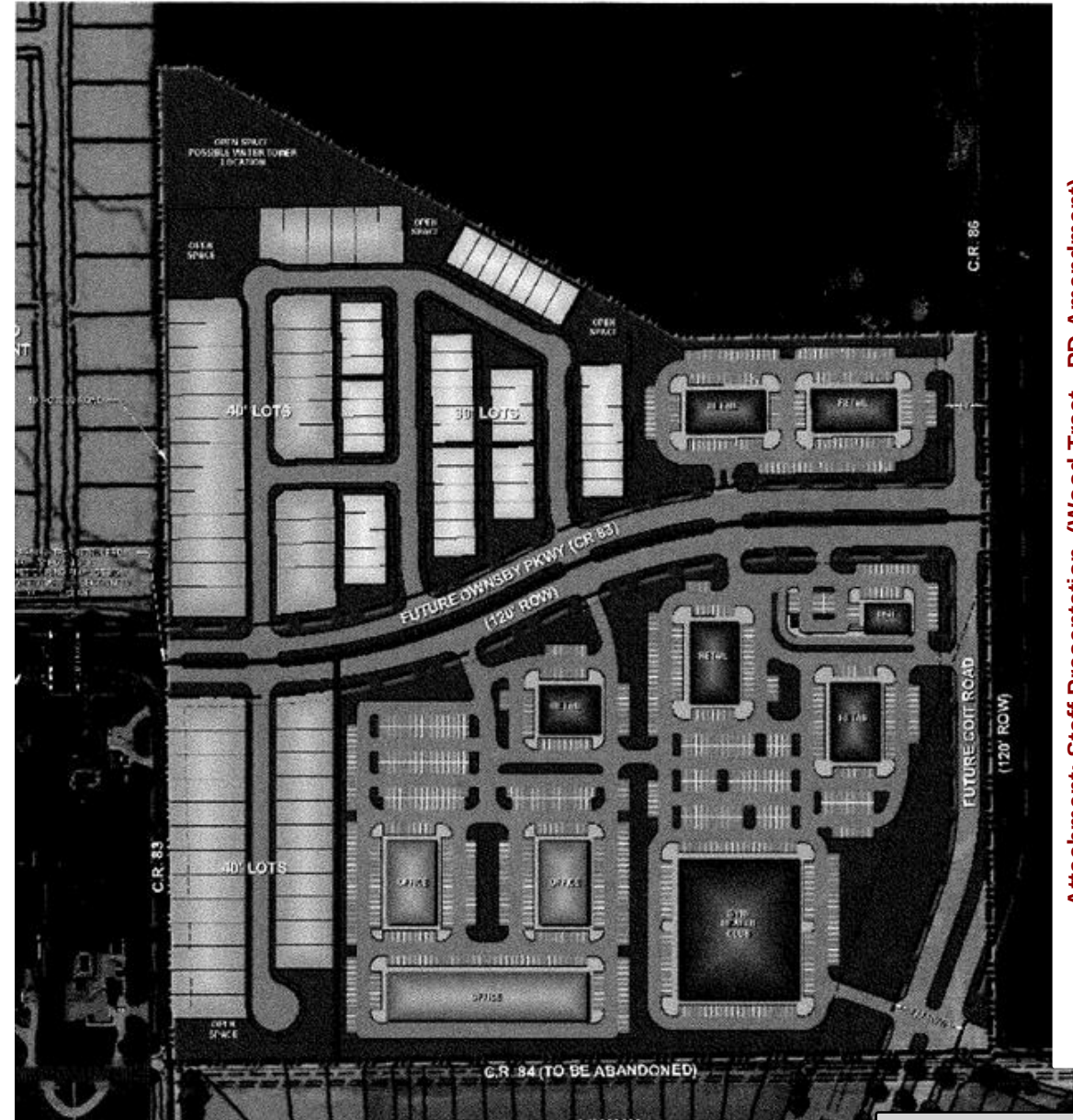
The subject property is generally located west of future Coit Road and along future Ownsby Parkway.

BACKGROUND

- The subject property is approximately 43 acres
- The subject property was annexed into City Limits and zoned a Planned Development (PD-74) in 2016
- The City is constructing Ownsby Parkway, and ROW is needed from the applicant; the rezoning is connected to the ROW dedication, through an associated Development Agreement
- The applicant's proposal is to amend the existing Planned Development with Commercial, Office, & Retail District (C) and Multi-Family, Horizontal District (MF-0) base zoning

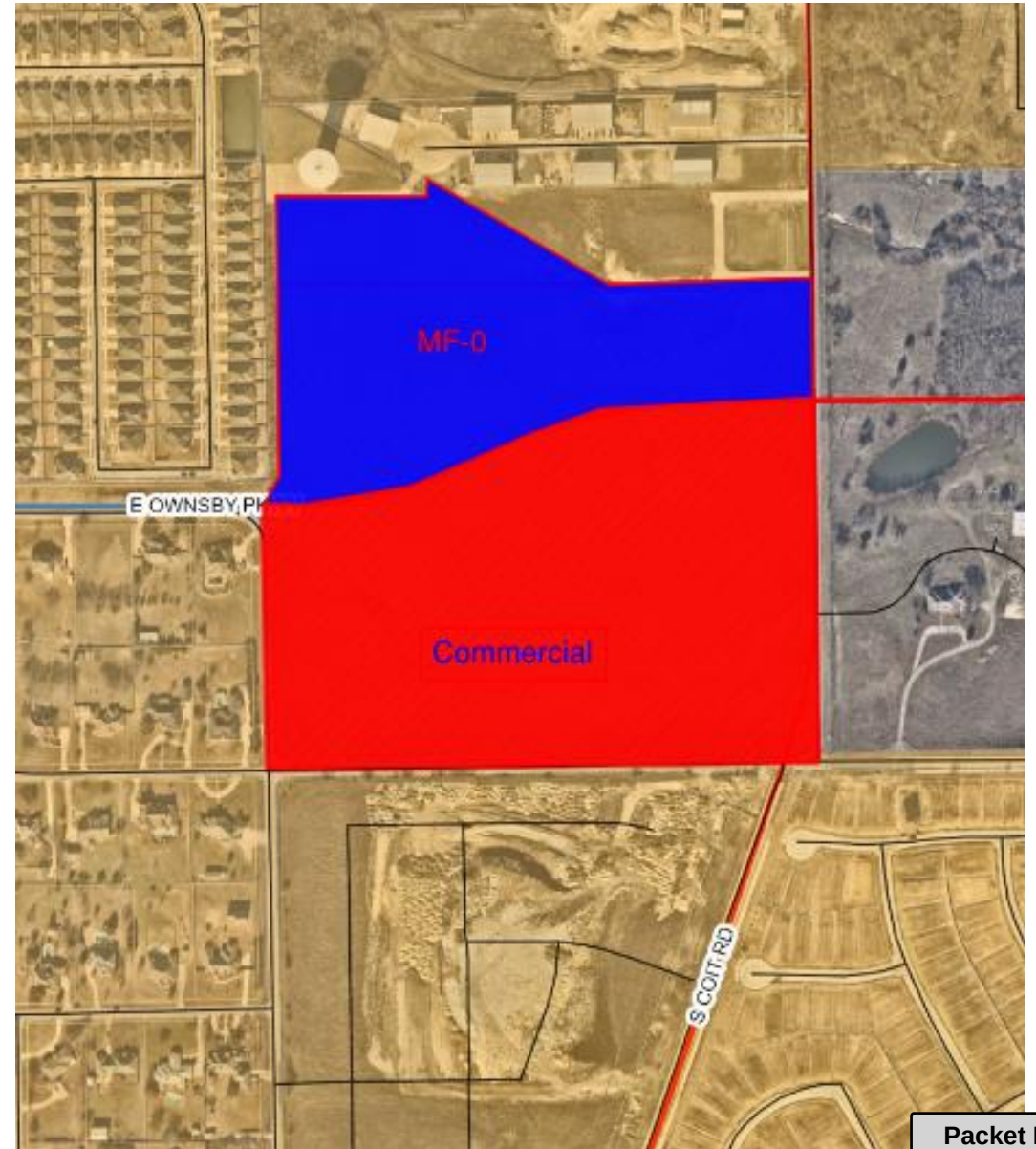
EXISTING ENTITLEMENT (PD-74)

- 30' and 40' wide lots
- 15' ROW landscape buffers
- Old 10% open space standard
- Commercial, office, & retail land uses
- Multi-Family land uses



PROPOSAL

- Horizontal Multi-Family (MF-0) north of Ownsby Parkway
- 25' ROW landscape buffers
- Commercial, Office, & Retail land uses south of Ownsby Parkway
- 1-story office adjacent to CR 83 (across from single-family estate)



POLICY CONSIDERATIONS

- North of Ownsby, the MF-0 product type is smaller and shorter in scale than the townhomes currently entitled
- The MF-0 land use is more appropriate adjacent to metal contractor shops
- South of Ownsby, the non-residential along CR 83 is limited to 1-story, which is shorter than than the 30 & 40 foot lots that are currently entitled
- Ownsby Parkway is critical to regional mobility, connecting Preston Road to Custer Road

RECOMMENDATION

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

Draft Development Standards

All development within the northern portion of the Tract shall meet the standards of the Multi-Family, Horizontal District (MF-0), and incorporates the Development Regulations below.

All development within the southern portion of the Tract shall meet the standards of the Commercial, Office, & Retail District (C), as established in the City of Celina Zoning Ordinance, with the exceptions noted herein.

Regulations for 'C' (Commercial District):

The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

- a. Maximum Height. Adjacent to County Roads 83, a maximum height of 1 story applies.
- b. Building Orientation. Any building located along County Road 83 should front the County Road, and abide by the standards found in the Zoning Ordinance, as it exists or may be amended.
- c. Use restrictions. Adjacent to County Road 83 only garden, professional, or medical office is permitted. No retail or commercial land uses are permitted adjacent to County Road 83.
- d. Landscape Buffers. Adjacent to all perimeter roadways, a 25 foot landscape buffer applies.

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

The southern portion of the tract shall develop as MF-0 and shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as they exist or may be amended.