



Life Connected.

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

AGENDA

I. CALL TO ORDER

The Chair will call the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas flags.

II. WORKSESSION

The Planning & Zoning Commission will convene in a Worksession to receive the Director's report, discuss future agenda items, update on Council actions, training topics, and request for new business consideration. The meeting is open to the public.

III. CONSENT AGENDA

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning & Zoning Commission.

A. Minutes Approval:

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

IV. PUBLIC HEARINGS

- A. Conduct a public hearing to consider and act upon a request to zone approximately 102 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R) and Single-Family, Attached District (SF-A) base zoning, generally located north of Parvin Road and approximately 2,600 feet west of Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Celina Parvin – PD Zoning)
- B. Conduct a public hearing to consider and act upon a request to rezone approximately 18 acres to a Planned Development (PD) with the Collin County Outer Loop Overlay District (CCOLO) base zoning, and modified development standards; generally located at the northeast corner of future Coit Road and the Collin County Outer Loop, within the City Limits. (Stone Tract Resubmittal – PD Zoning)

- C. Conduct a public hearing to consider and act upon a request to zone approximately 16 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) and Single-Family Residential, Attached District (SF-A) base zoning; generally located west of FM 455 and approximately 1,220 feet south of future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Oaks Ranch – PD Zoning)
- D. Conduct a public hearing to consider and act upon a request to amend approximately 30 acres of Planned Development (PD) No. 17 with the Dallas North Tollway Overlay District (DNTD) base zoning and modified development standards; generally located east of Dallas Parkway and approximately 1,200 feet south of future Glendenning Parkway, within the City Limits. (Thomas Tract – PD Amendment)
- E. Conduct a public hearing to consider and act upon a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, to modify the Downtown Code. (Downtown Code– Text Amendment)

V. ACTION ITEMS

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

VI. 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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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, JULY 18, 2023
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Russell Boswell	City of Celina	Commissioner	Present	
Michael Dawson	City of Celina	Commissioner	Present	
Brandon Grumbles	City of Celina	Commissioner	Present	
Daniel Rojas	City of Celina	Commissioner	Present	
Daniel Trigo	City of Celina	Commissioner	Present	
Shawn Bain	City of Celina	Chair	Present	
Bryan Poché	City of Celina	Vice Chair	Present	
Dusty McAfee AICP	City of Celina	Executive Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Director	Present	
Kari White AICP	City of Celina	Planning Manager	Present	
Kaitlin Tramonte	City of Celina	Management Assistant - Development Services	Present	

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

II. WORKSESSION:

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

III. CONSENT AGENDA:

A. Minutes Approval:

- Minutes from the June 20, 2023, Planning & Zoning Commission meeting.

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

Minutes Acceptance: Minutes of Jul 18, 2023 5:30 PM (Minutes Approval)

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)

The Chair reordered the agenda.

Kari White, Planning Manager, presented the Staff Report.

Chair Bain opened the public hearing.

Applicant Matt Moore, 1903 Central Drive, Suite 406, Bedford, Texas, 76021, noted that the City's realignment of Ownsby Parkway caused the applicant to reevaluate the proposed land plan for the tract, and stated that he was available to answer any questions.

Jamie Spears, 3718 Quail Hollow, Celina, Texas, 75009, stated that he preferred the existing entitlement and did not want commercial or multi-family uses in the area. He indicated that he would not be opposed to single-family uses.

Matthew Kiran, 12400 Preston Road, Frisco, Texas, 75033, representative of Rex Real Estate, stated that the proposed one-story multi-family is shorter than the three-story townhomes that are currently entitled. He also noted that Ownsby Parkway is being improved in association with the Costco development to the west, and stated that the buffer to the west could be widened or a wall could be installed, if desired.

James Beckerich, 3618 Quail Hollow, Celina, Texas, 75009, stated that the 2016 zoning was contentious. While he liked the idea of a screening wall, he was concerned about the lack of public notice and requested that the project be slowed down.

Shelley Schmid, 3705 Quail Hollow, Celina, Texas, 75009, stated that, while she understands change is inevitable, she is concerned that the City's infrastructure cannot support the proposed development.

Greg Ulmer, 3614 Heritage Trail, Celina, Texas, 75009, stated that townhomes will hurt adjacent property values and that walls are a bad idea, as they will only hide criminals.

Kim Key, 1111 E. Ownsby Parkway, Celina, Texas, 75009, expressed concerns with her taxes, noting that her development does not have access to natural gas or sewer. She stated that her neighborhood has a strong sense of community and is worried about transients nearby.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, expressed concerns with the proliferation of Multi-Family, Horizontal District (MF-0) zoning in the City, and stated that he would prefer more estate residential zoning on the tract. He asked for an opportunity to negotiate with the developer.

Sara Diaz, 3542 Heritage Trail, Celina, Texas, 75009, expressed concerns with the lack of notice and the impact of apartments on schools.

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 with the condition that the applicant speak to the adjacent neighbors and work out a satisfactory buffer.

Commissioner Boswell seconded the motion.

Commissioner Rojas reiterated that the applicant shall meet with the adjacent neighbors and, if a mutually agreeable solution has not been worked out, encouraged the neighbors to speak at the City Council public hearing.

All were in favor, and the motion was approved.

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

IV. WORKSESSION:

Minutes Acceptance: Minutes of Jul 18, 2023 5:30 PM (Minutes Approval)

Reconvene into Open Session:**1. Discussion Regarding Downtown Code Updates**

Dusty McAfee, Executive Director of Development Services, delivered a presentation regarding proposed Downtown Code updates.

Regarding garages, the commissioners stated that garages shall continue to be visually mitigated, that garages shall be set back 10' from the front building plane, and that snout houses shall be prohibited.

Regarding single-family architecture, the commissioners stated that new construction should remain the Historic Texas Architectural Style or the Modern Farmhouse style, and that suburban-shaped homes should be prohibited.

The commissioners stated that home conversions and new commercial projects should adhere to the Historic Texas Architectural Style or Modern Farmhouse style, and that Patio Commons should continue the historic main street appearance.

2. Discussion Regarding Multi-Family & Commercial Vision Book

Mr. McAfee delivered a presentation regarding the Multi-Family & Commercial Vision Book.

VI. ADJOURNMENT:

Chair Bain adjourned the meeting at 7:24 p.m.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Jonathan Pollard, Senior Planner
 CC: Madhuri Mohan AICP, Planning Director
 Date: August 15, 2023
 Re: Celina Parvin - PD Zoning

Action Requested:

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

Applicant:

Centurion American Development Group
 1800 Valley View Lane, Suite 300
 Farmers Branch, TX 75234

Background Information:

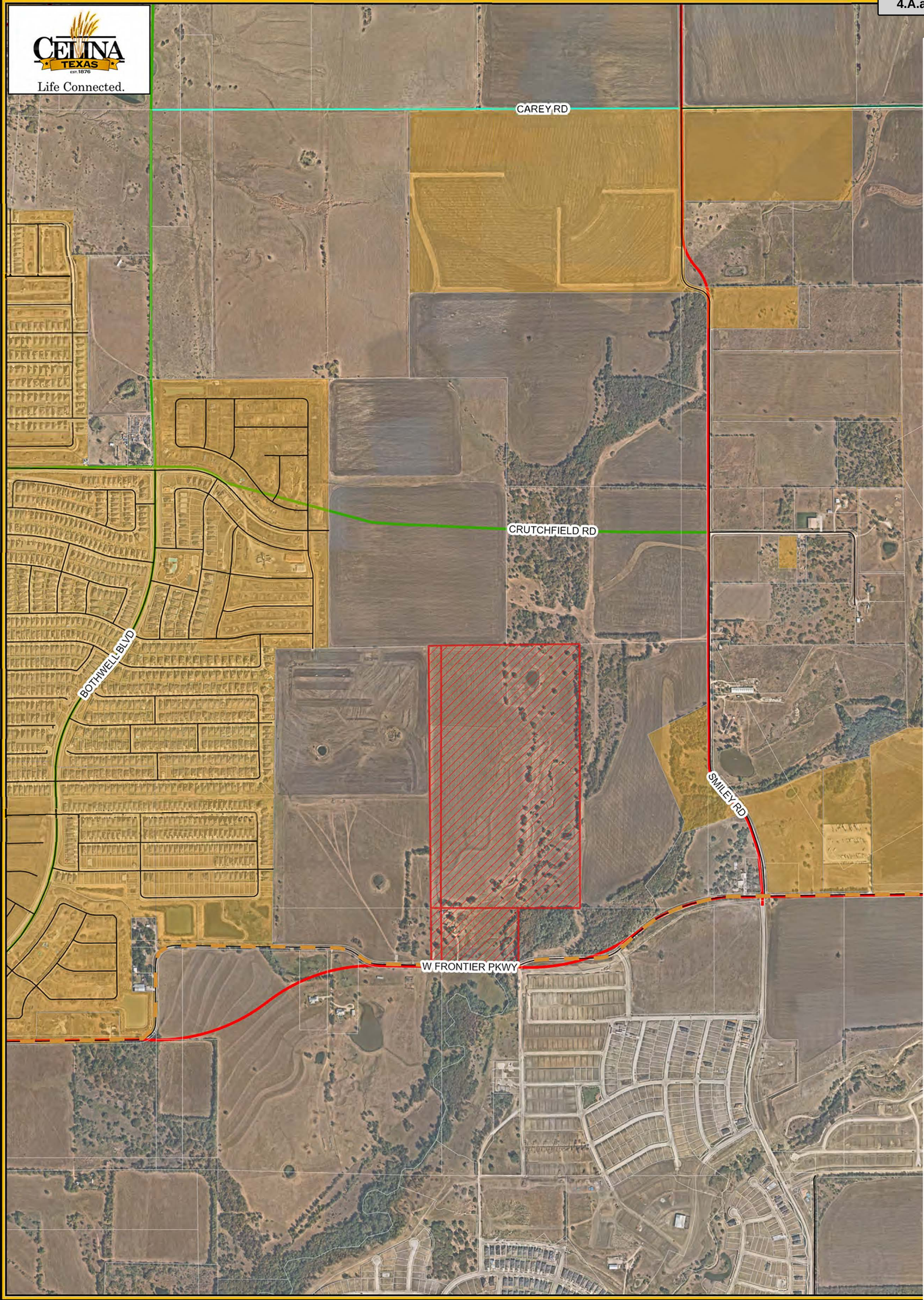
This item is for the zoning of approximately 102 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R) and Single-Family Residential, Attached District (SF-A) base zoning. The request is to develop a single-family neighborhood in conformance with the governing Development Agreement. 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.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

Celina Parvin Location Map

City of Celina

8/8/2023

0 500 1,000 Feet

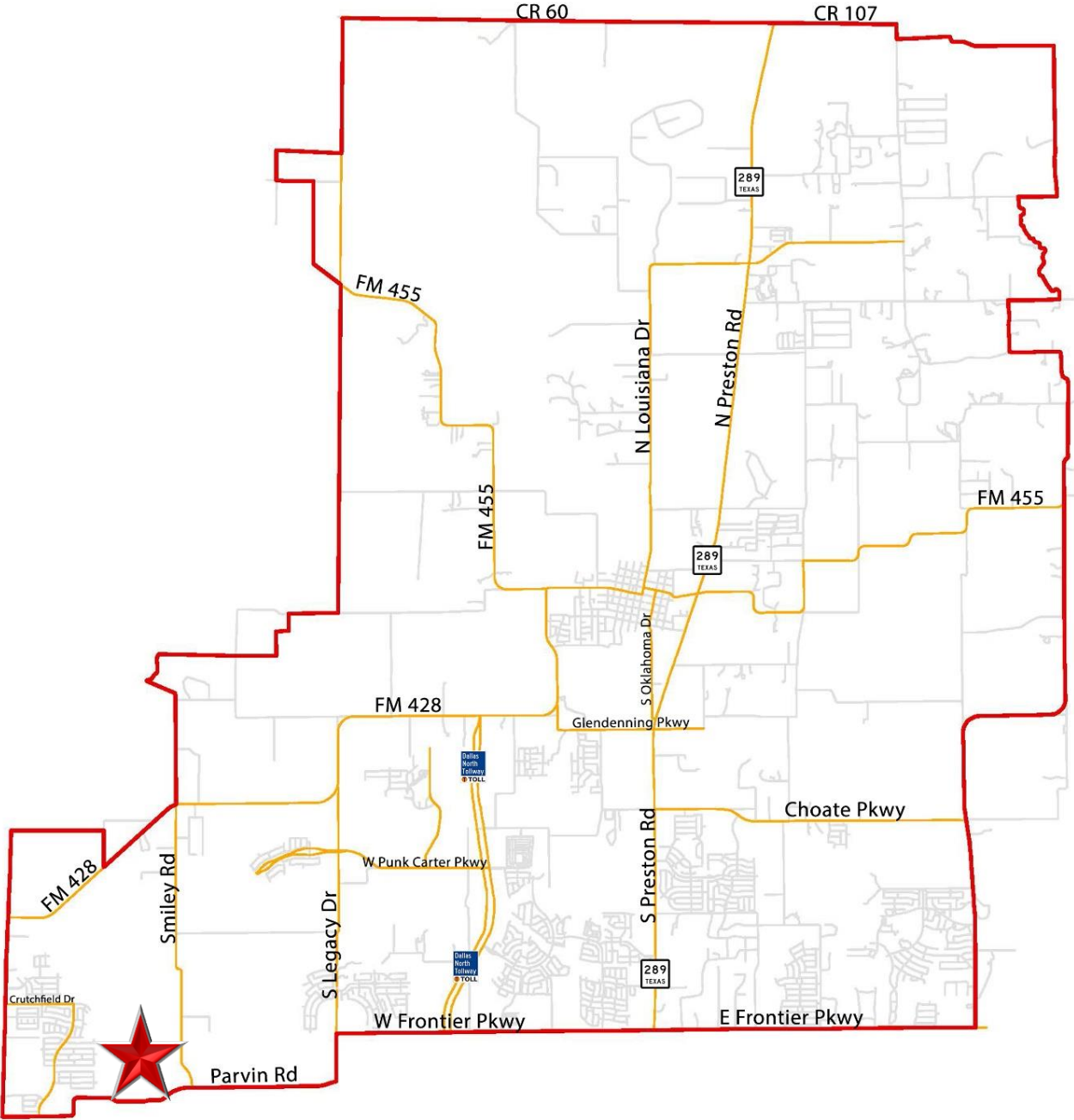
Attachment: Location Map (Celina Parvin – PD Zoning)

CELINA PARVIN

PD Zoning

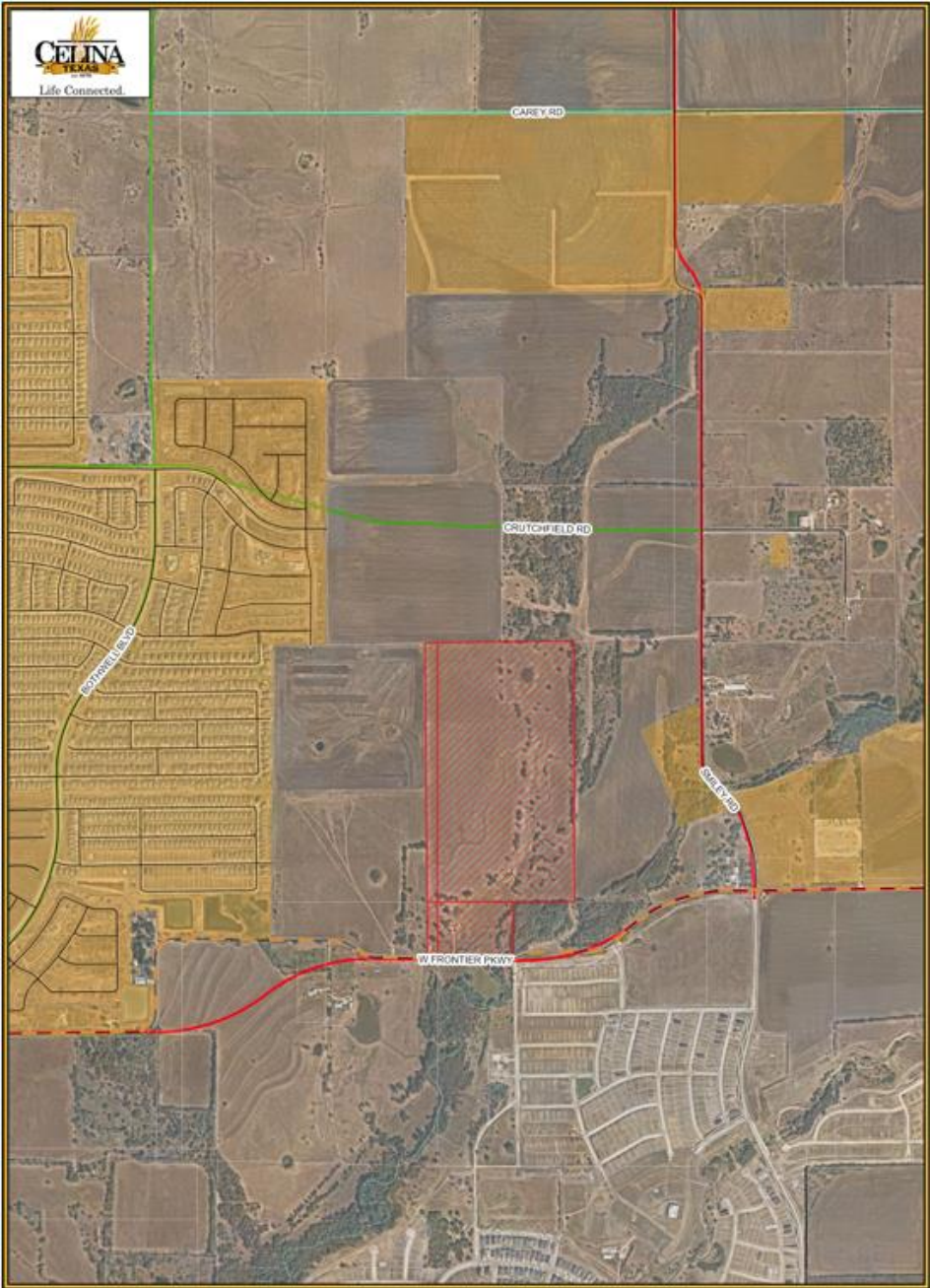
Planning & Zoning Commission
August 15, 2023





LOCATION MAP

The subject property is generally located north of Parvin Road, and 2,600 feet west of Smiley Road



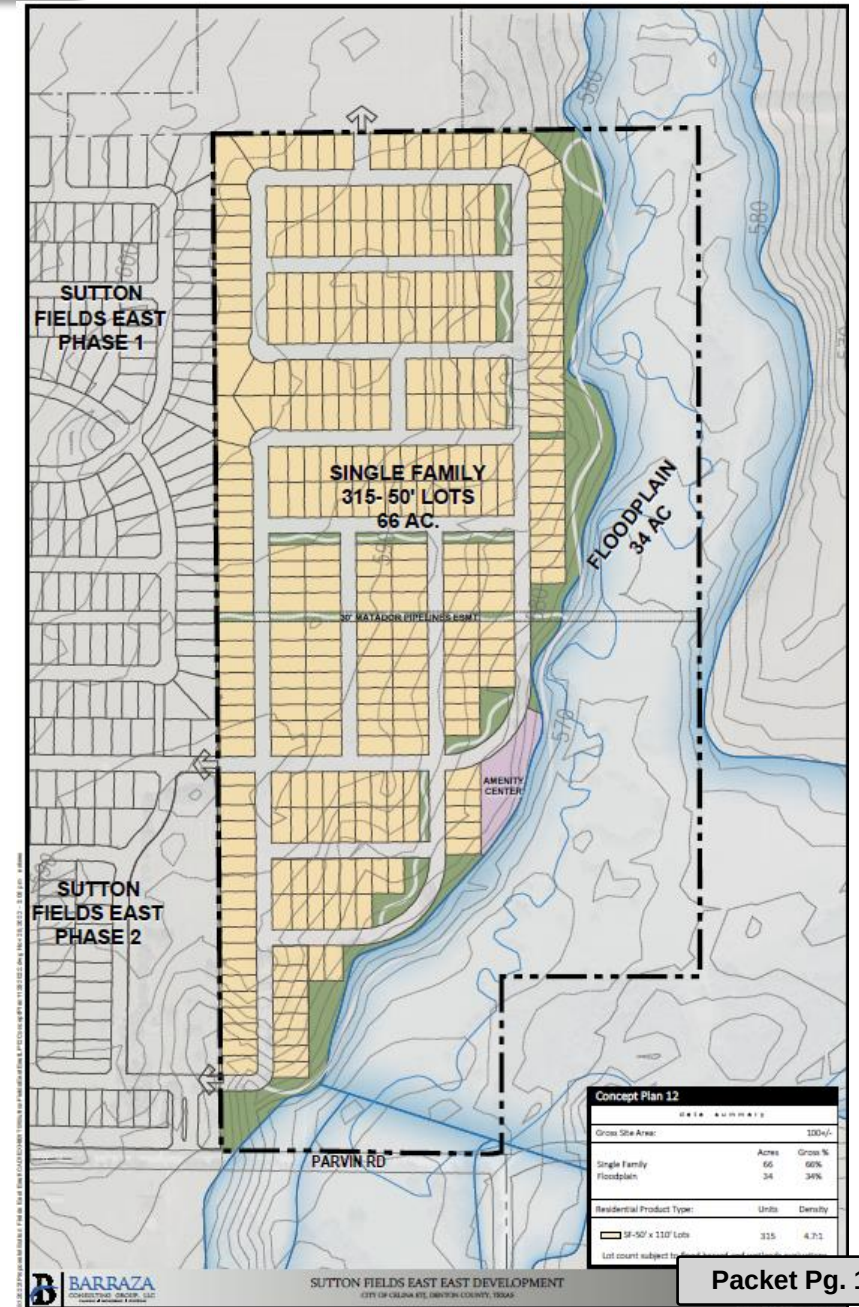
BACKGROUND

- The subject property is approximately 102 acres and currently within the Extraterritorial Jurisdiction (ETJ)
- A Development Agreement was approved by the City Council in December 2022
- The Planning & Zoning Commission previously recommended approval of the requested zoning in conformance with the governing DA
- The City Council took no action on the zoning previously, which is why the zoning is required to go through the process again

PROJECT OVERVIEW

The Development Agreement and Planned Development contemplate the following land uses:

- Single-Family, Detached District (SF-R) – Maximum of 400 SF-R lots
- Single-Family, Attached District (SF-A) – Maximum of 200 rear-entry townhomes
- There is no MF associated with this project



POLICY CONSIDERATIONS

- The DA was approved outlining the zoning and annexation of the 102 acres
- City standards will apply
- Perimeter right-of-way dedication and landscape buffers apply to arterial roadways
- Trails along roadways, floodplain and within any gas or power line easements

RECOMMENDATION

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

Draft Development Standards

Concept Plan:

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of streets, lotting patterns, and other infrastructure and amenities, 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:

- A 10' wide concrete trail is required along the creek
- Any SF development shall provide an amenity center site with splash pad, shade structure, fire pits, sitting area, and playground
- All development shall provide internal pedestrian connectivity
- Open space shall generally conform to the Neighborhood Vision Book

Land Use & Design Standards:

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

The property may be developed combination of any of the following product types:

- Maximum of 400 single-family detached lots
 - Maximum 200 rear-entry Townhome 25 x 90 lots.
 - Lot sizes are to be either 25' x 90', 40' x 110', 50' x 110', 60' x 110', or 70' x 110'
 - 25' and 40' must be alley loaded lots.
 - 50' wide, 60' wide and 70' wide lots must be front entry
- Each lot area regulations will abide by the Sutton Fields' PD standards as set forth in PD Ordinance No. PD 52 Sutton Fields



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Jonathan Pollard, Senior Planner
 CC: Madhuri Mohan AICP, Planning Director
 Date: August 15, 2023
 Re: Stone Tract Resubmittal - PD Zoning

Action Requested:

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

Applicant:

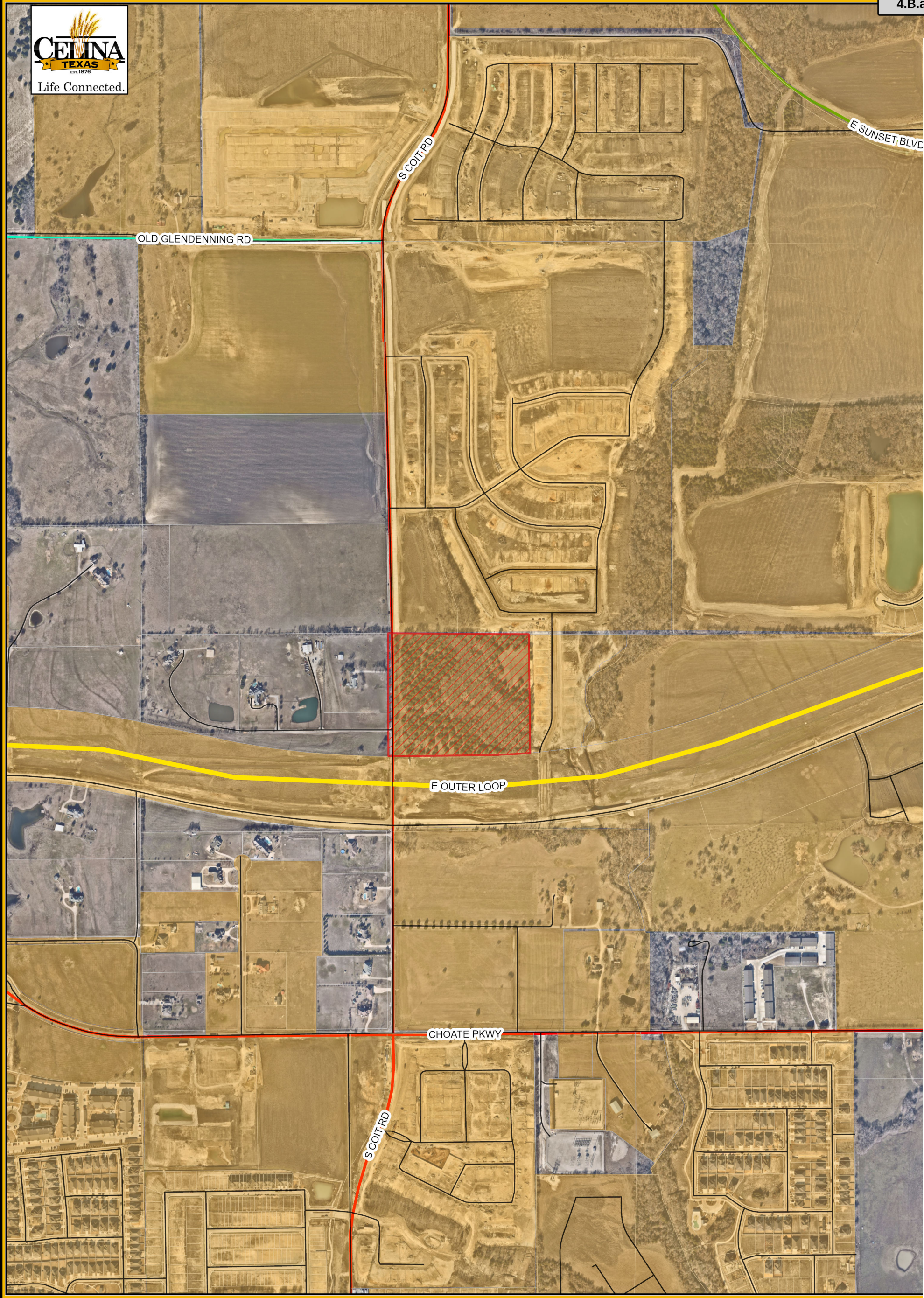
CR1 Development/Elevated Properties
 312 W. Main Street
 Celina, TX 75009

Background Information:

This item is for the rezoning of approximately 18 acres from Agricultural District (AG) to a Planned Development (PD) with Collin County Outer Loop Overlay District (CCOLO) base zoning, and modified development standards. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards



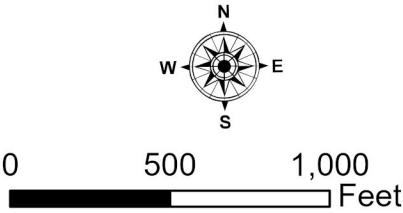
Attachment: Location Map (Stone Tract Resubmittal – PD Zoning)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Stone Tract
Location Map
City of Celina

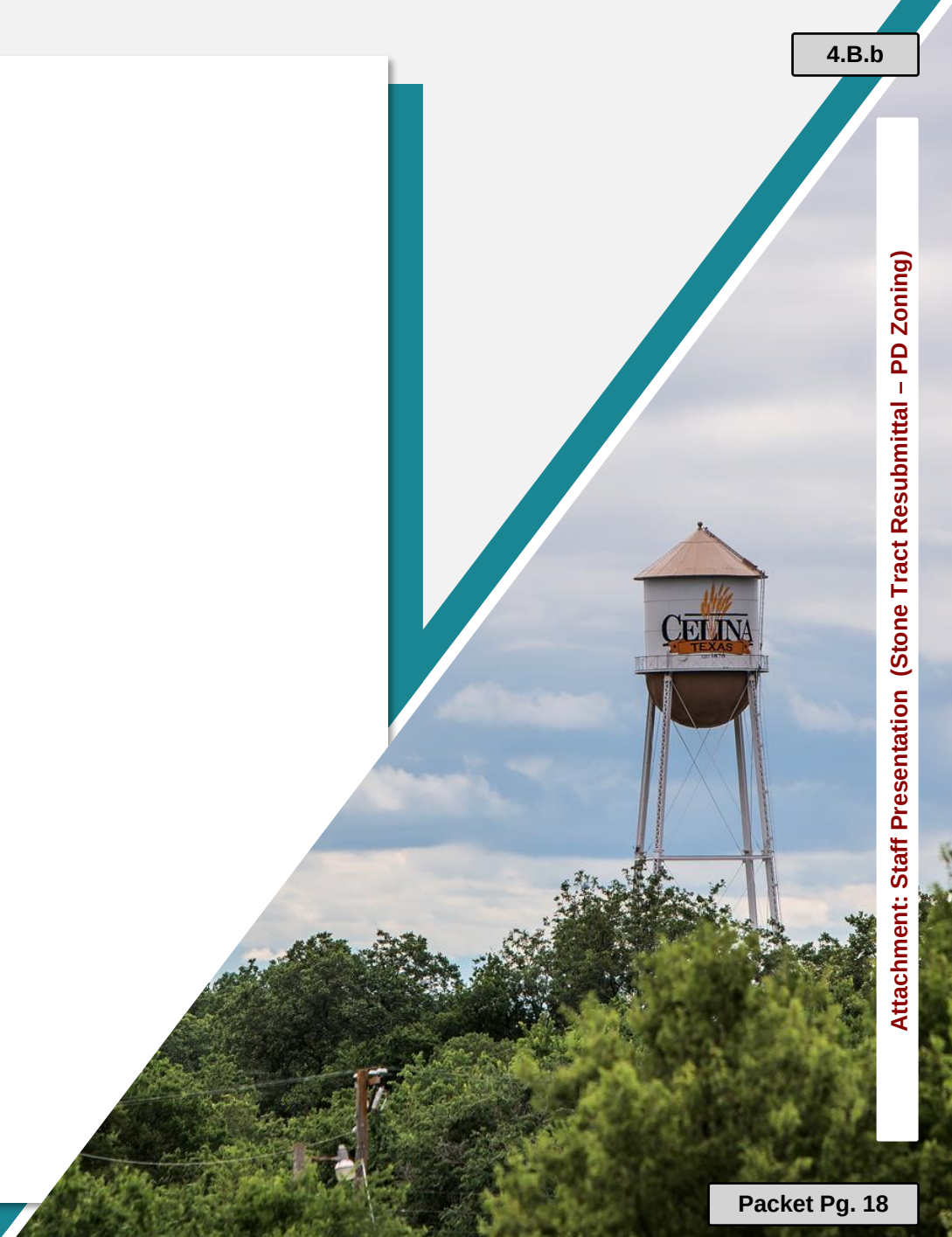
5/30/2023

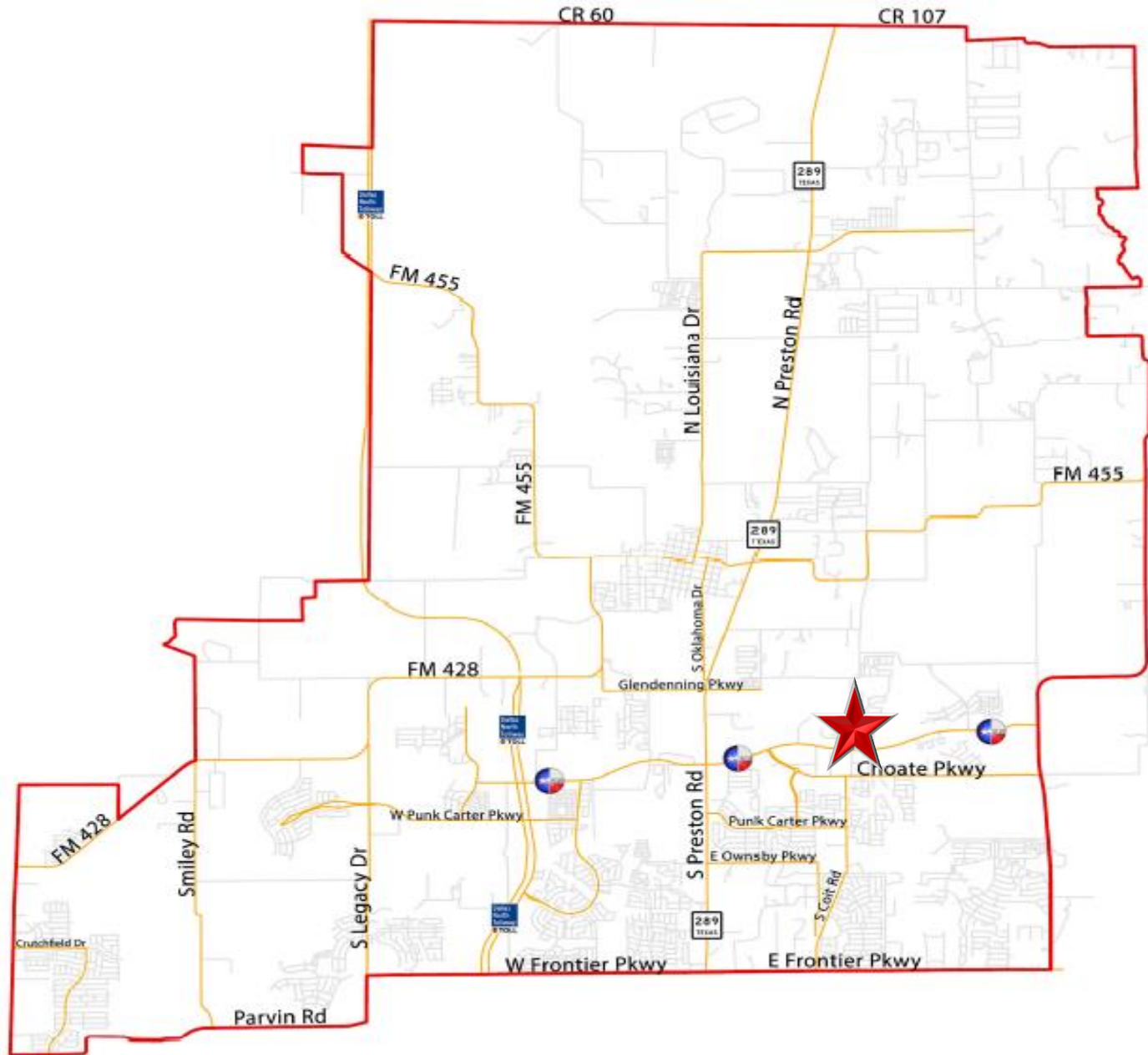


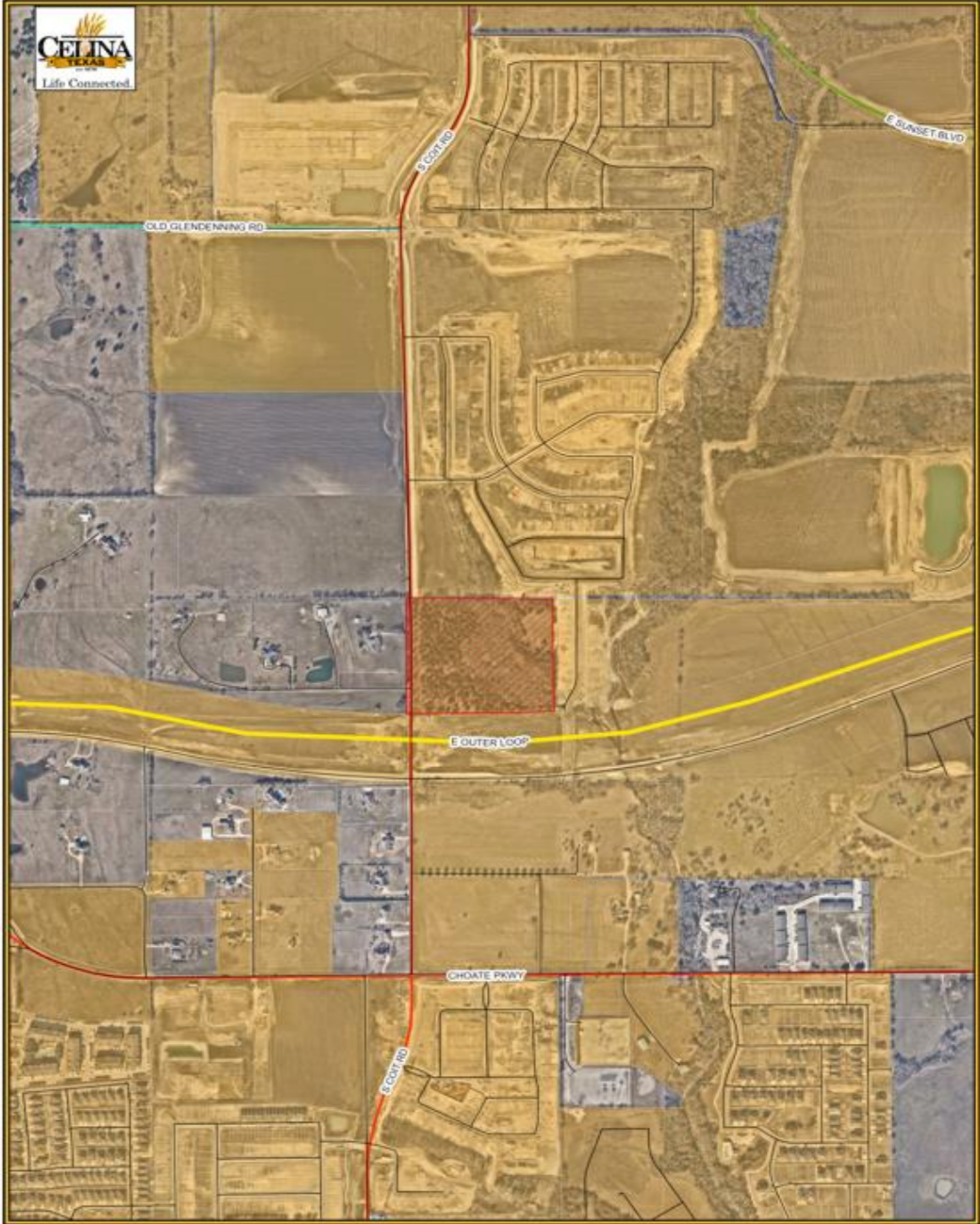
STONE TRACT RESUBMITTAL

PD Zoning

Planning & Zoning Commission
August 15, 2023







LOCATION MAP

The subject property is generally located at the northeast corner of future Coit Road and the Collin County Outer Loop

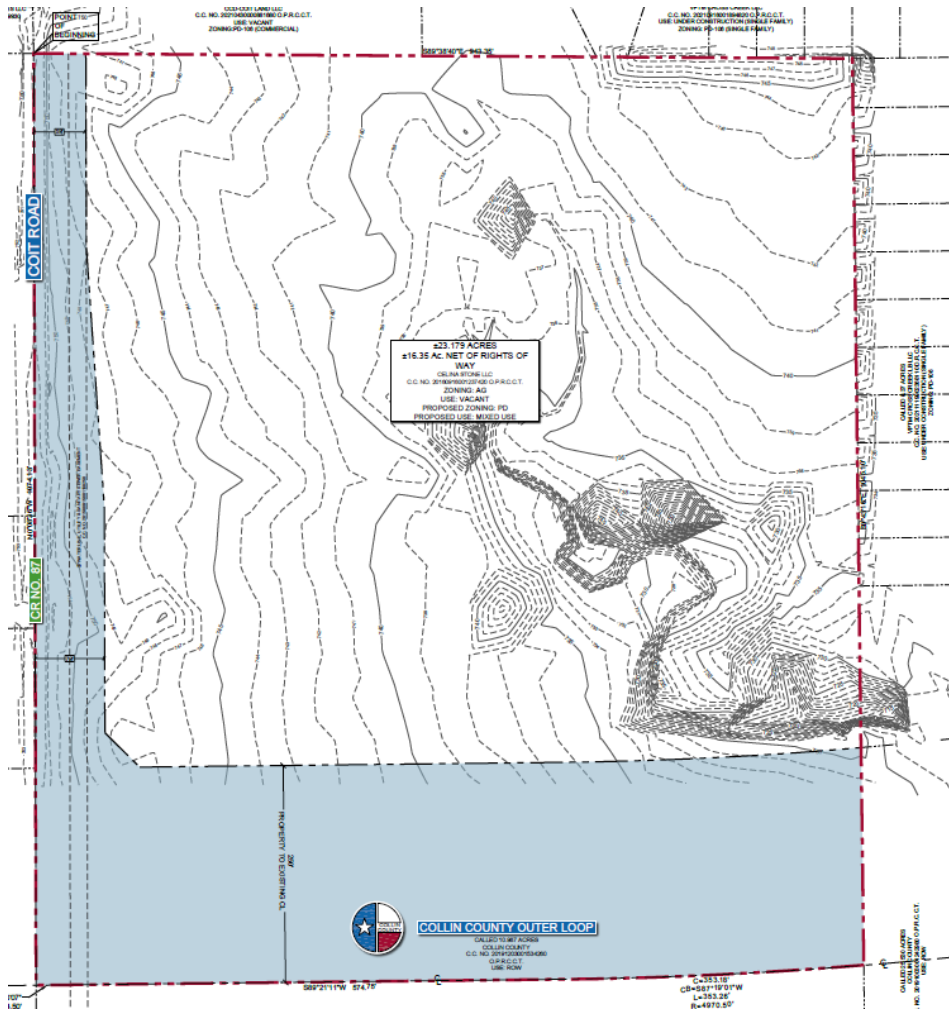
BACKGROUND

- The subject property is approximately 18 acres
- The property was annexed into City Limits and zoned Agricultural District (AG) in 2022
- The applicant is proposing a base zoning of the Collin County Outer Loop Overlay District (CCOLO) with Commercial, Office, & Retail District (C), and Multi-Family, Urban Edge District (MF-2) or Multi-Family, Urban Living District (MF-3)
- The zoning was denied by the City Council at its regular meeting in June

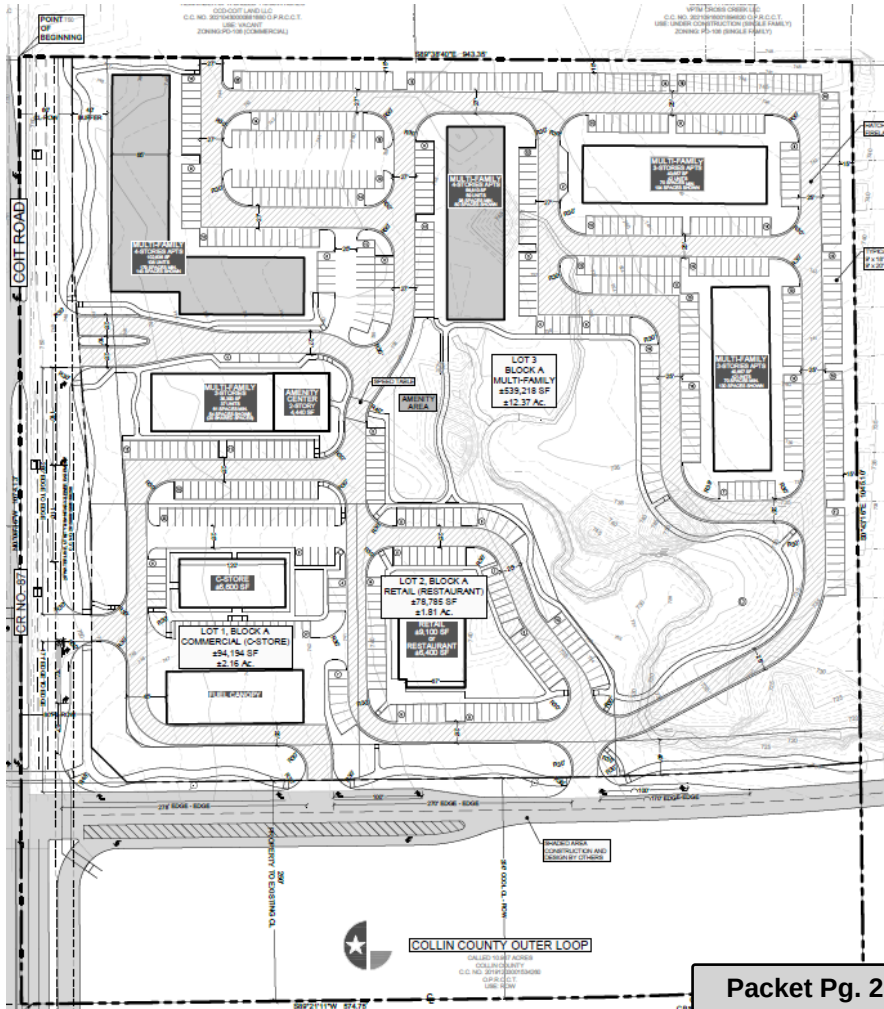
PROJECT OVERVIEW

- The property's developable area is reduced due to the following:
- A creek bisects the property
 - Extensive ROW dedication for the Outer Loop & Coit Road
 - The applicant's request is for commercial on the hard corner and multi-family on the remainder of the tract

Land Survey:



Concept Plan:



Attachment: Staff Presentation (Stone Tract Resubmittal – PD Zoning)

PROJECT OVERVIEW

- Fuel sales require an SUP in the Outer Loop base zoning. The applicant requests that one gas station is permitted by right, without the need to obtain an SUP.

POLICY CONSIDERATIONS

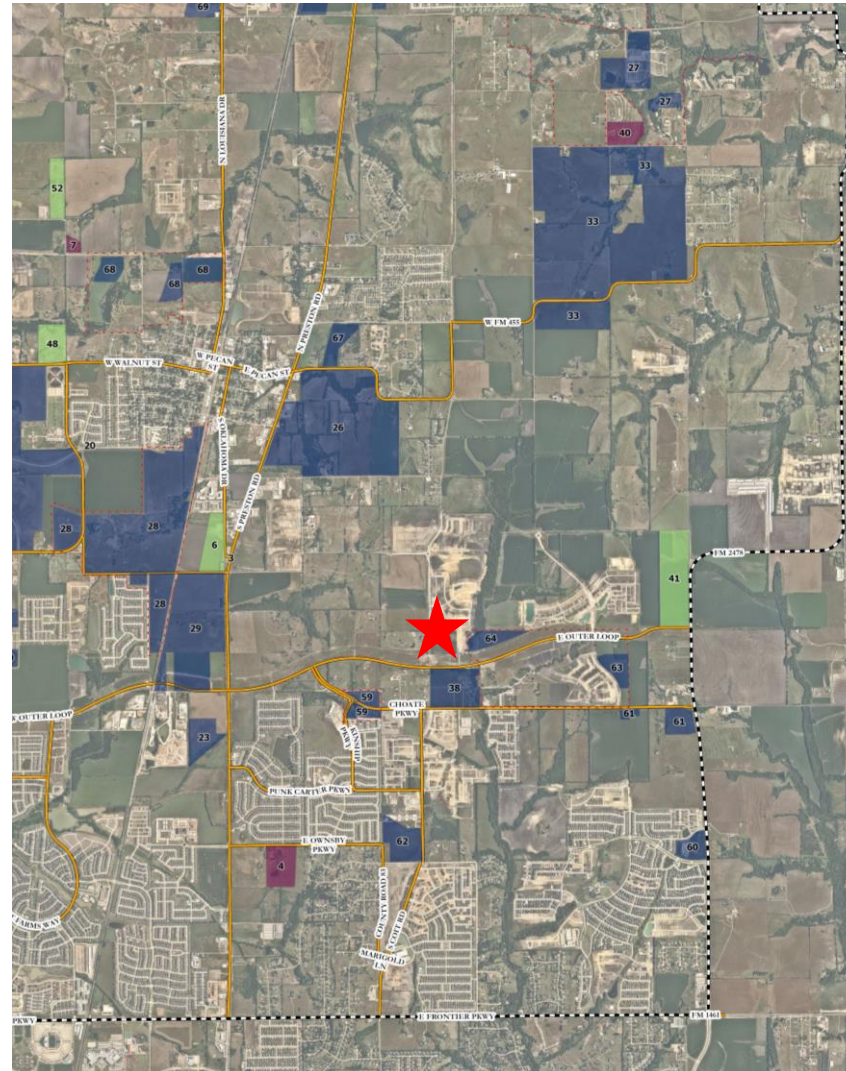
- The applicant is requesting a 60' building setback and a 15' landscape buffer adjacent to single-family residential (to the north and east)
- Regional standard is a 20' building setback and a 10'-15' landscape buffer
- City standard:

ARTICLE II, PART THREE, TABLE 1		
SETBACKS & LANDSCAPE BUFFERS ADJACENT TO SINGLE-FAMILY		
<i>Structures – Number of Stories</i>	<i>Setback from Adjacency to SF</i>	<i>Buffer Width within Setback</i>
1 or 2 story	40 feet	20 feet
3 story	60 feet	30 feet
4+ story	100 feet	40 feet

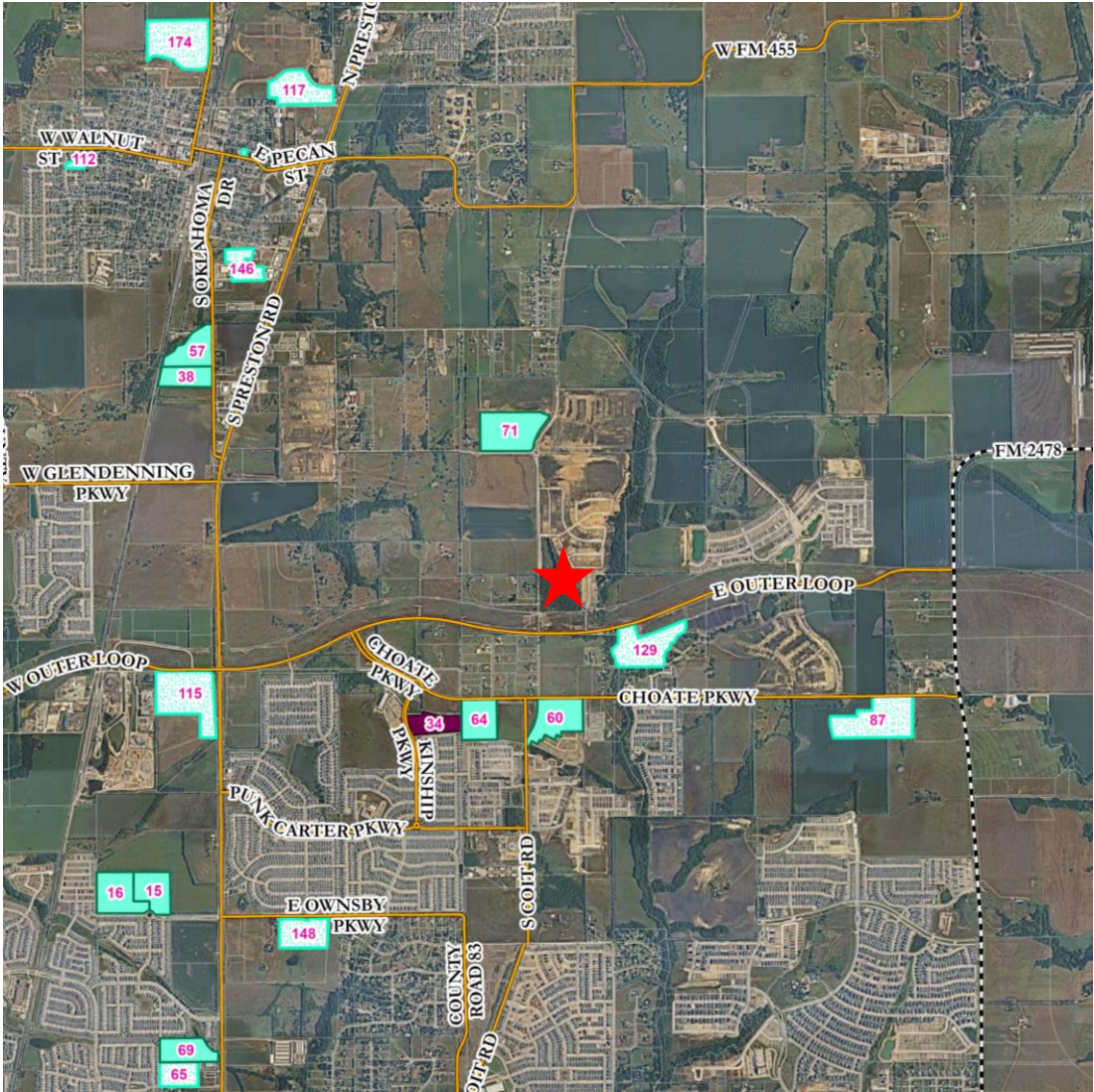
POLICY CONSIDERATIONS

- The Collin County Outer Loop and Coit Road intersection can accommodate larger scale development
- The proposed zoning request is in conformance with the Future Land Use Plan, which supports mixed use development along the Outer Loop corridor
- The creek tangibly limits the retail (i.e. Big Box) potential of the property
- The requested setbacks allow the creek to be engaged and are within regional standard
- City Standards apply (architecture, landscape, etc.)

VICINITY ENTITLEMENTS



VICINITY PROJECTS



RECOMMENDATION

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

Development Standards

These planned development standards are established to provide areas for mixed-use development, encourage and promote well-planned, compact, and viable retail/mixed-use development.

All development within Tract shall meet the standards of the Collin Counter Outer Loop Overlay District (CCOLO) as established in the City of Celina Zoning Ordinance, with the exceptions noted herein.

- (a) **Permitted Uses.** The following uses are allowed by right or by the approval of a Specific Use Permit (SUP) as noted herein. Other uses are allowed per the Schedule of Uses for the CCOLO District as outlined in the City's Zoning Ordinance:

Schedule of Permitted Uses ¹	
<i>Land Use</i>	
Assisted Living	S
Dwelling, Senior Living, all types	S
Gas Pumps/Fuel Sales, incl convenience stores, gas stations, etc ²	P
Medical Facilities (secondary / ancillary)	P
MF-3, Multi-Family Urban Living ³	P
MF-2, Multi-Family Urban Edge ³	P
Restaurant, Dine-In or Drive-Thru	P

1. Other similar/complimentary uses may be approved by the City in addition to the specific uses noted herein. Other uses consistent with an urban mixed-use environment may be approved by the City with a Specific Use Permit.
2. A maximum of 1 is allowed by right (excluding fueling stations that are allowed as accessory uses herein).
3. Age restricted senior living (Independent Living) is allowed within this multiple family use.

(b) **Development Regulations**

- A. All multi-family buildings within the development shall be a minimum of two (2) stories in height and a maximum height of four (4) stories except as noted in 2A.
2. **Miscellaneous Requirements:**
 - A. No less than 3 acres at the intersection of the Outer Loop and CR 97 will be Commercial uses as allowed under this Ordinance.
 - B. Multiple family buildings with enclosed garages in MF-2, when adjacent to a public street, must face the garage doors internally to the development. Garage doors may not face a public street unless otherwise approved by the City at time of approval of the preliminary site plan/site plan. This provision does not include podium parking which is allowed by right as long as there is a minimum 3' headlight screening element between the parking and the public street.
 - C. Age restricted multifamily (Independent Living) complexes can park at a ratio of 1 space per unit count, no matter what the size of an individual unit.
 - D. No less than 1.60 spaces per dwelling unit overall. There shall be a minimum of 1.5 spaces per bedroom except for or 3+ bedrooms, which shall have a minimum of 2.0 spaces per bedroom.
 - E. The front building along Coit Road can be within 10' of the northern property line.

- F. Second story (and above) balconies and/or patios can extend 5 feet into the minimum setback/landscape buffer. First floor stoops may extend 5' into the landscape buffer, no private fencing is permitted to encroach into the buffer.
- G. The landscape buffer between the adjacent properties to the north and east (PD 106) shall be a minimum of 15', and the building setback shall be 60'.
- H. Architectural Standards- The spirit and intent of the architectural standards, as outlined in Section 14.04.101 of the Development Code (as may be amended), shall apply to the property. These standards are not intended to prohibit architectural innovation, nor are they to mandate specific architectural styles and concepts. Rather, they are intended to provide for developments of enduring quality that provide visual character and intent. The provisions of this section shall be administered by the Director of Development Services who shall have the authority to approve any façade plan that is deemed to satisfy the spirit and intent of the requirements of this section to the extent possible. Alternative façade plans deemed to meet the intent of the requirements, including any minor deviations or waivers, and to make necessary interpretations regarding any subjectivity or frustrations of purpose contained within the requirements. Alternative architectural styles and/or concepts, deviations, waivers, etc. will not be unreasonably withheld.
- Façade orientations (i.e. layouts) to the single family do not apply. Buildings within a common development may have varying architectural styles, materials, colors, and/or detailing as long as they have similar quality, visual character, and interest.
- I. The thoroughfare alignments show on Exhibits A+C are for illustration purposes only and do not set the alignment(s), which will be determined at the time of the Final Plat.

	West of Creek	East of Creek
Land use	MF-2, MF-3 (incl. Podium)	MF-2
Height	6 story max	4 story max
Density	MF-2 & Podium are to be 28 units/acre MF-3 has a max of 60 units/acre	MF-2 is to be 28 units/acre



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Madhuri Mohan AICP, Planning Director
Date: August 15, 2023
Re: Oaks Ranch - PD Zoning

Action Requested:

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

Applicant:

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

Background Information:

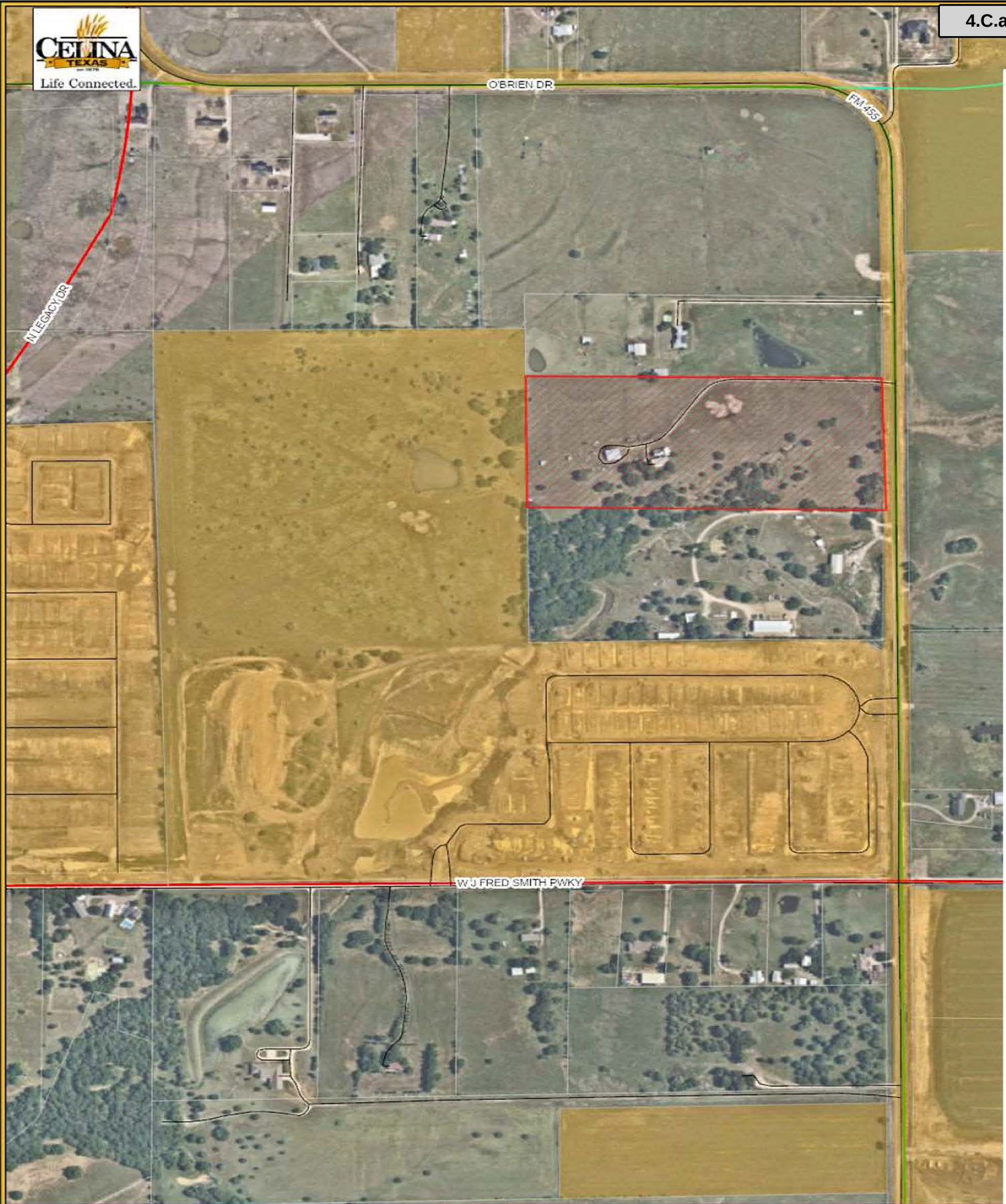
This item is for the zoning of approximately 16 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) and Single-Family Residential, Attached District (SF-A) base zoning, in order to develop a residential neighborhood and/or commercial uses. Please refer to the attached documents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

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.

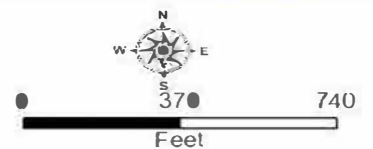


Legend

- Subject Property
- City Limits
- Roads
- Parcels

**Oaks Ranch
Location Map
City of Celina**

8/8/2023



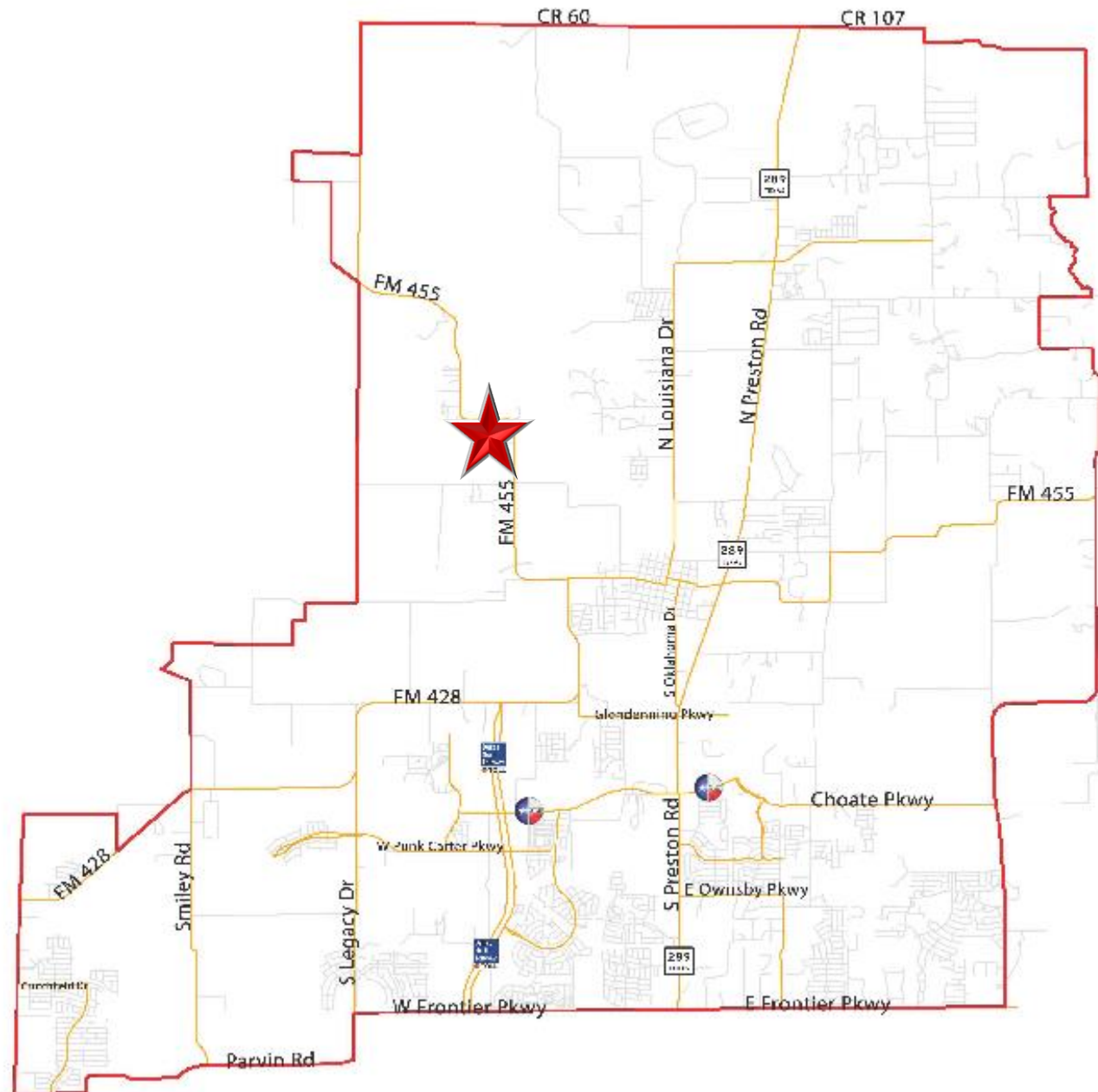
Attachment: Location Map (Oaks Ranch – PD Zoning)

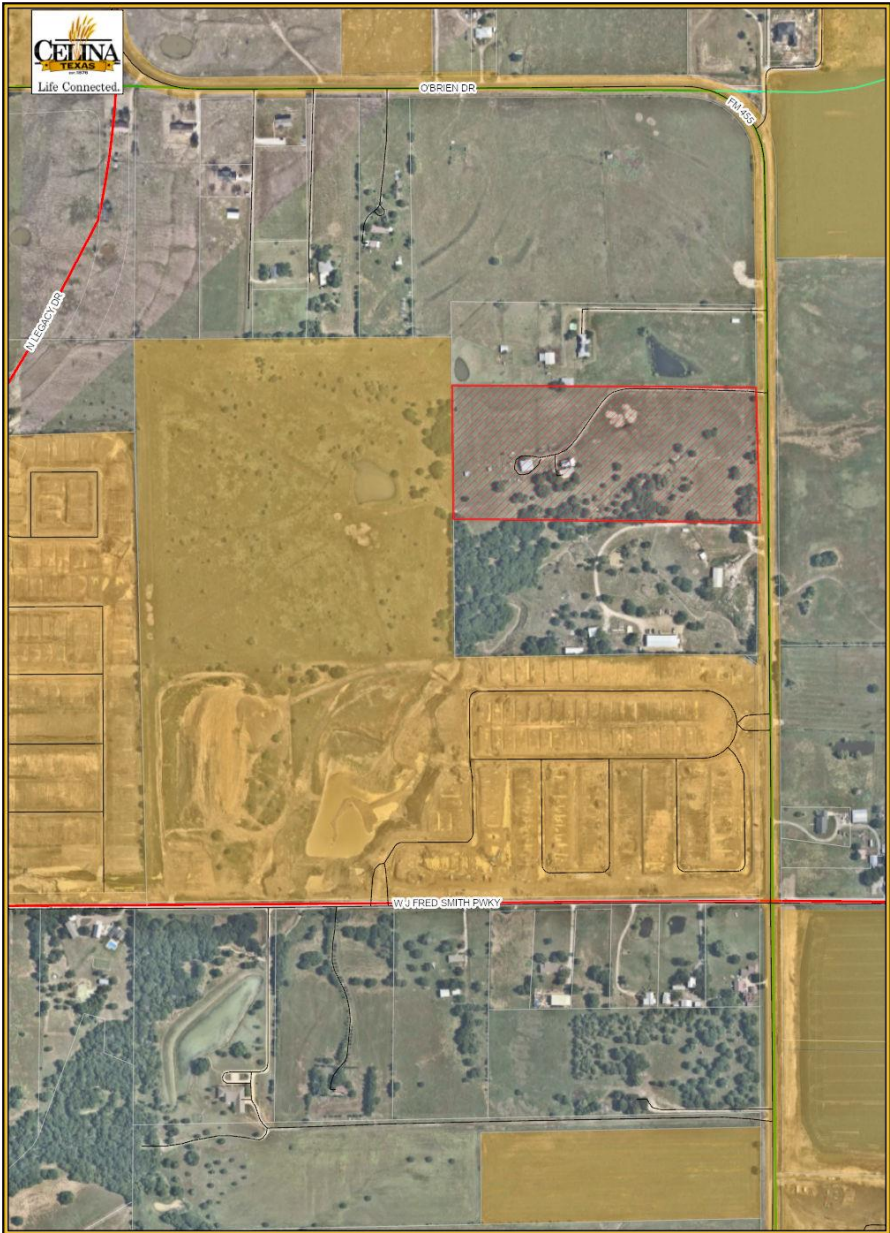
OAKS RANCH DEVELOPMENT

PD Zoning

Planning & Zoning Commission
August 15, 2023







LOCATION MAP

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

BACKGROUND

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

POLICY CONSIDERATIONS

- The associated annexation brings 16 acres into the City Limits
- City standards will apply
- The two proposed uses allow for flexibility

RECOMMENDATION

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

Draft Development Standards

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

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Madhuri Mohan AICP, Planning Director
Date: August 15, 2023
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 (DNTD) base zoning and modified development standards; generally located east of Dallas Parkway and approximately 1,200 feet south of future Glendenning Parkway, within the City Limits. (Thomas Tract – PD Amendment)

Applicant:

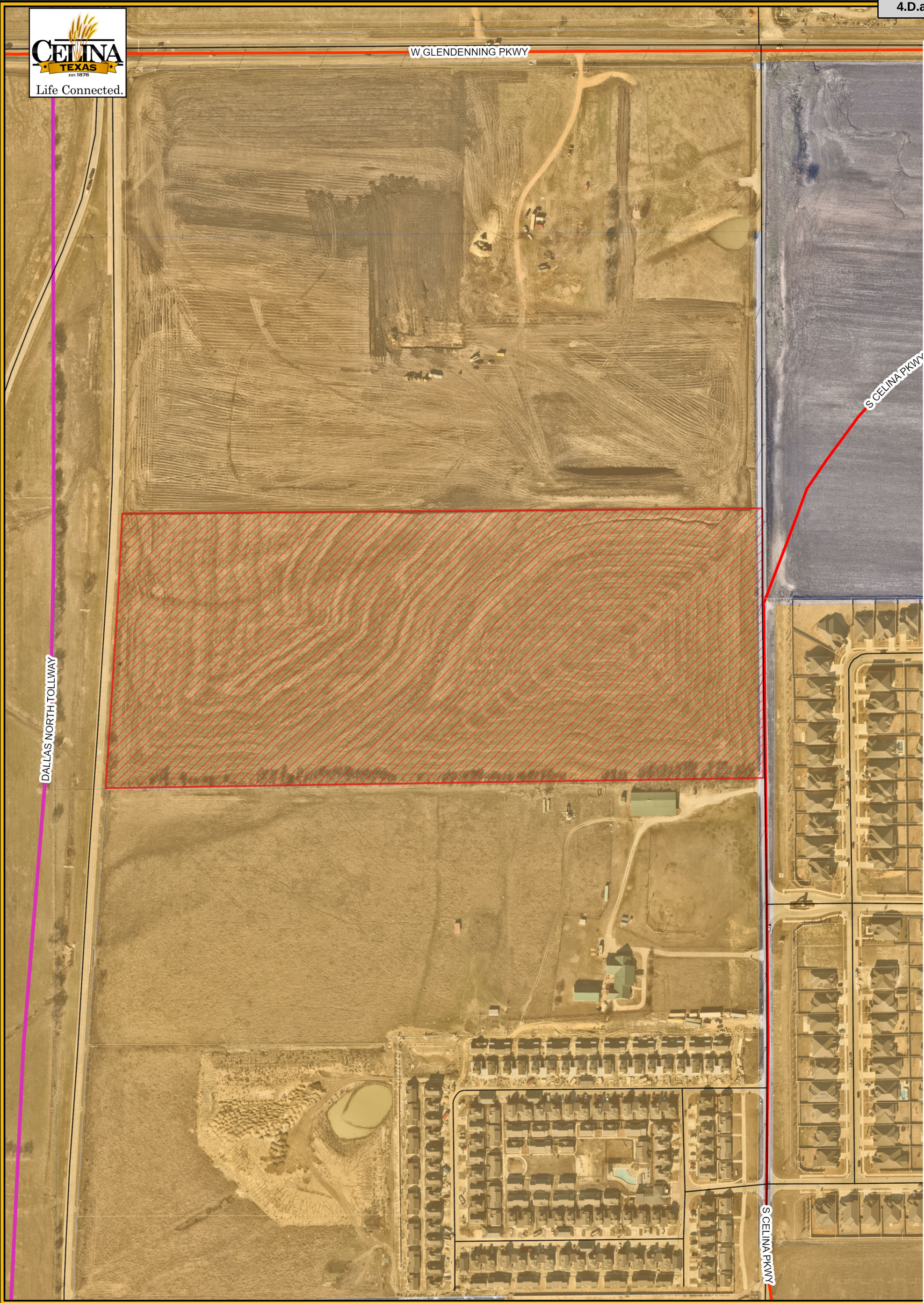
Daake Law
P.O. Box 6250
McKinney, TX 75071

Background Information:

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

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards



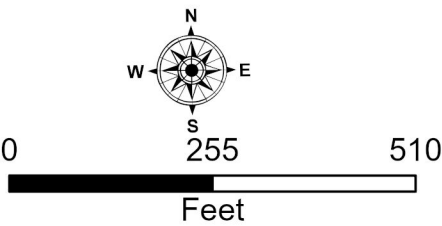
Attachment: Location Map (Thomas Tract - PD Amendment)

Legend

- SubjectProperty
- City Limits
- Roads
- Parcels

Thomas Tract
Location Map
City of Celina

5/30/2023



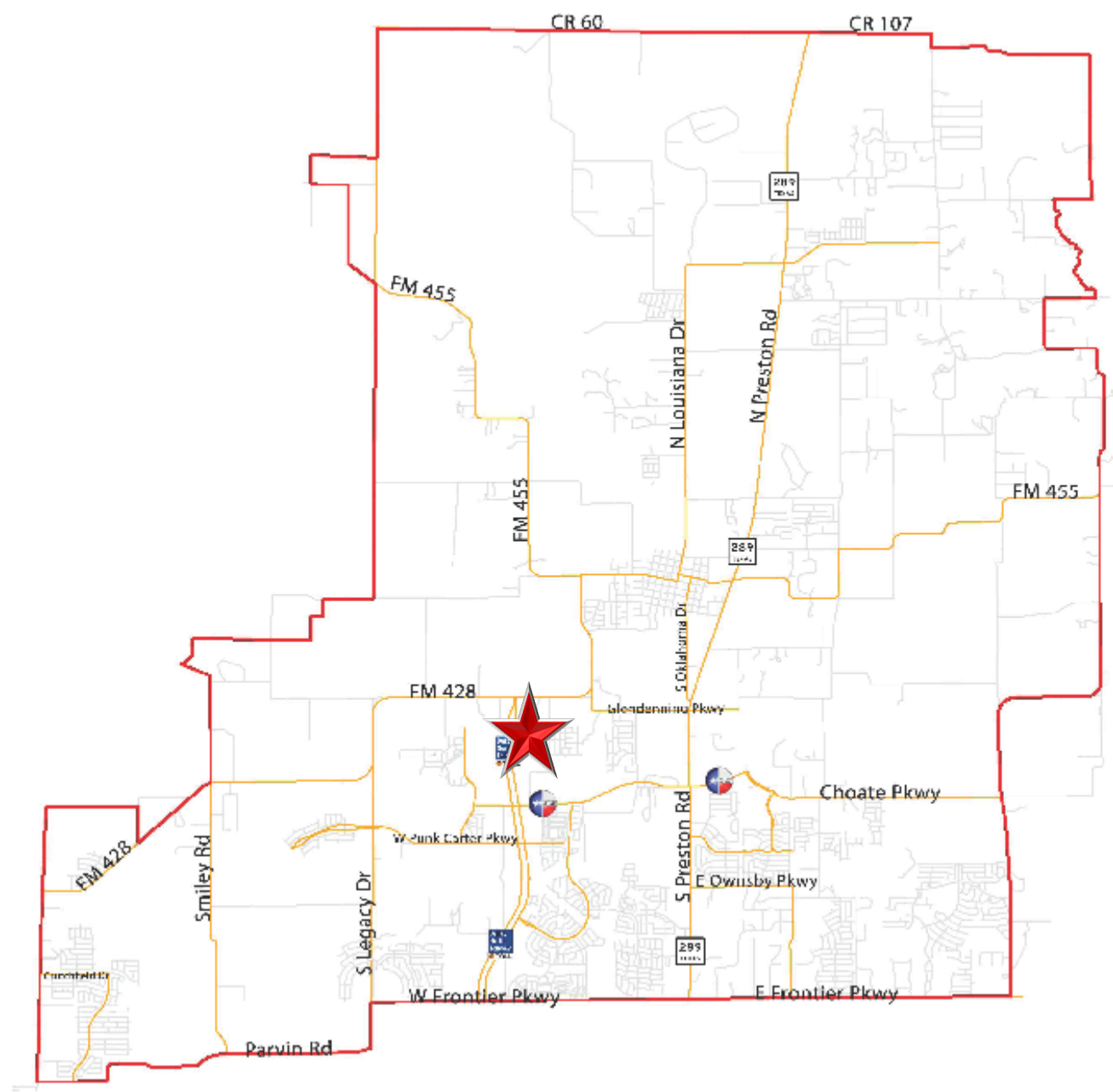
THOMAS TRACT

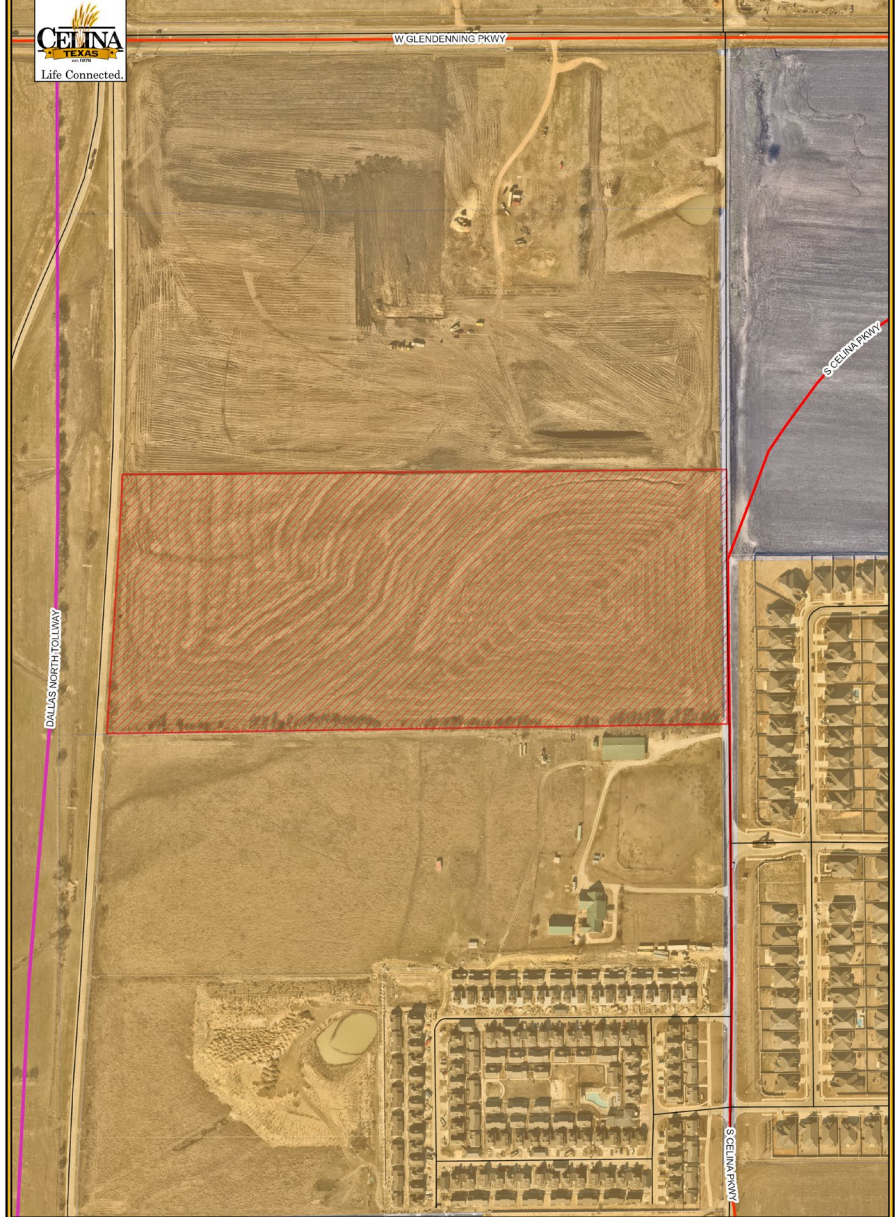
PD Amendment

Planning & Zoning Commission
August 15, 2023



Attachment: Staff Presentation (Thomas Tract - PD Amendment)





LOCATION MAP

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

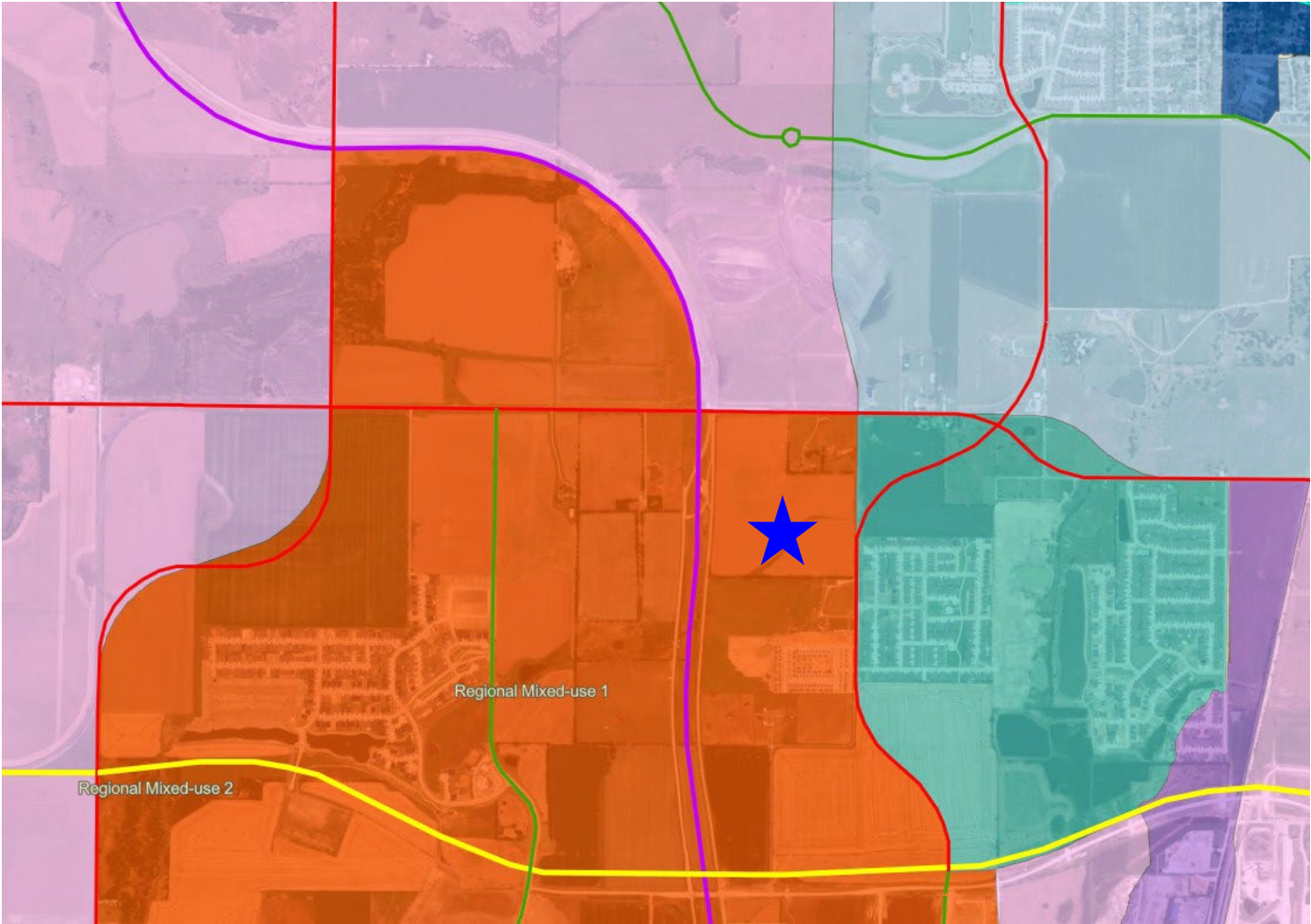
BACKGROUND

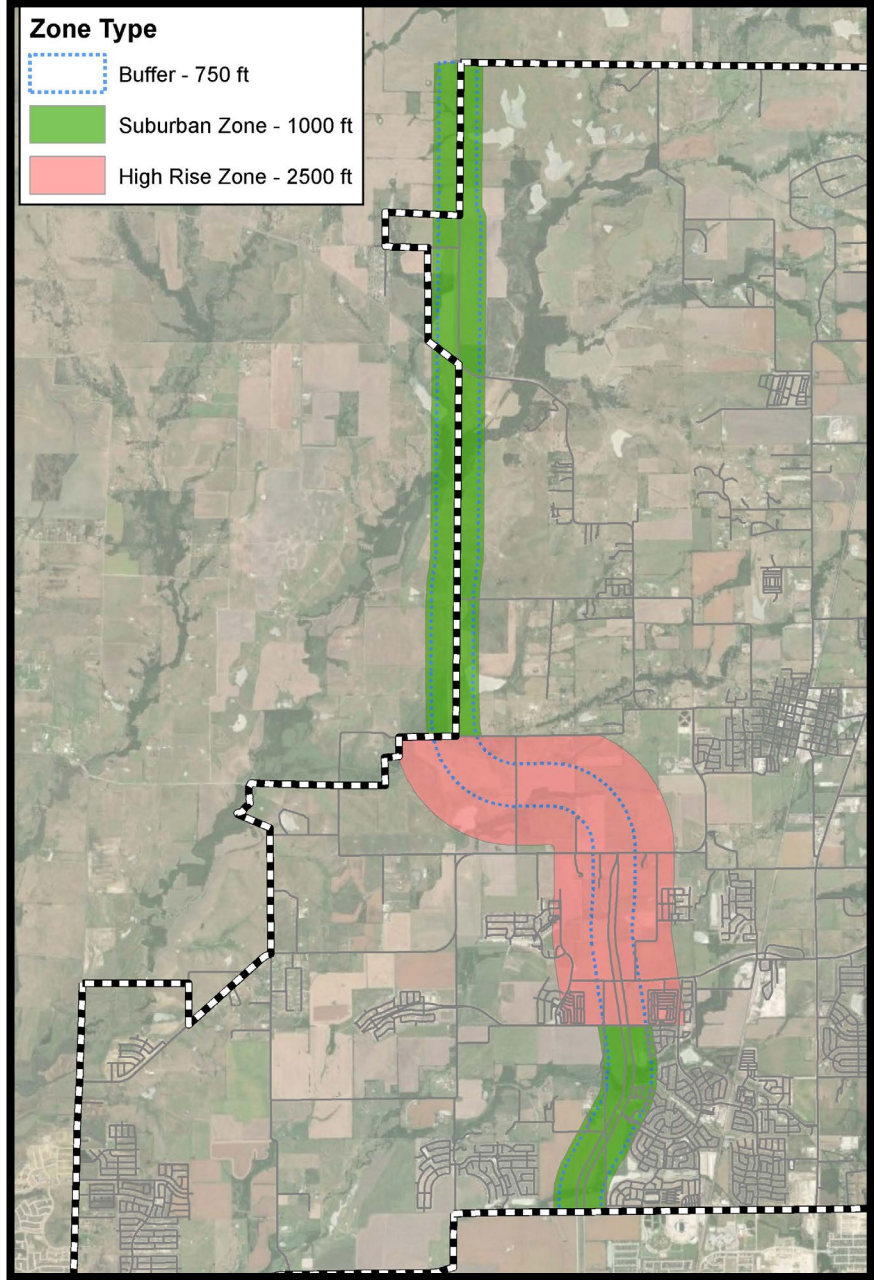
- The subject property is approximately 30 acres
- The subject property is currently zoned Planned Development PD No. 17, which was approved in 2005 and allows for a mix of retail, office, commercial, and industrial uses (with an SUP)
- The applicant's proposal is to rezone the subject property with the Dallas North Tollway Overlay District (DNTD), with the following modified design standards:
 - Multi-Family, Urban Edge (MF-2) outside of the first 1,000 from the DNT
 - Buildings fronting Celina Parkway will be limited to 2 stories

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



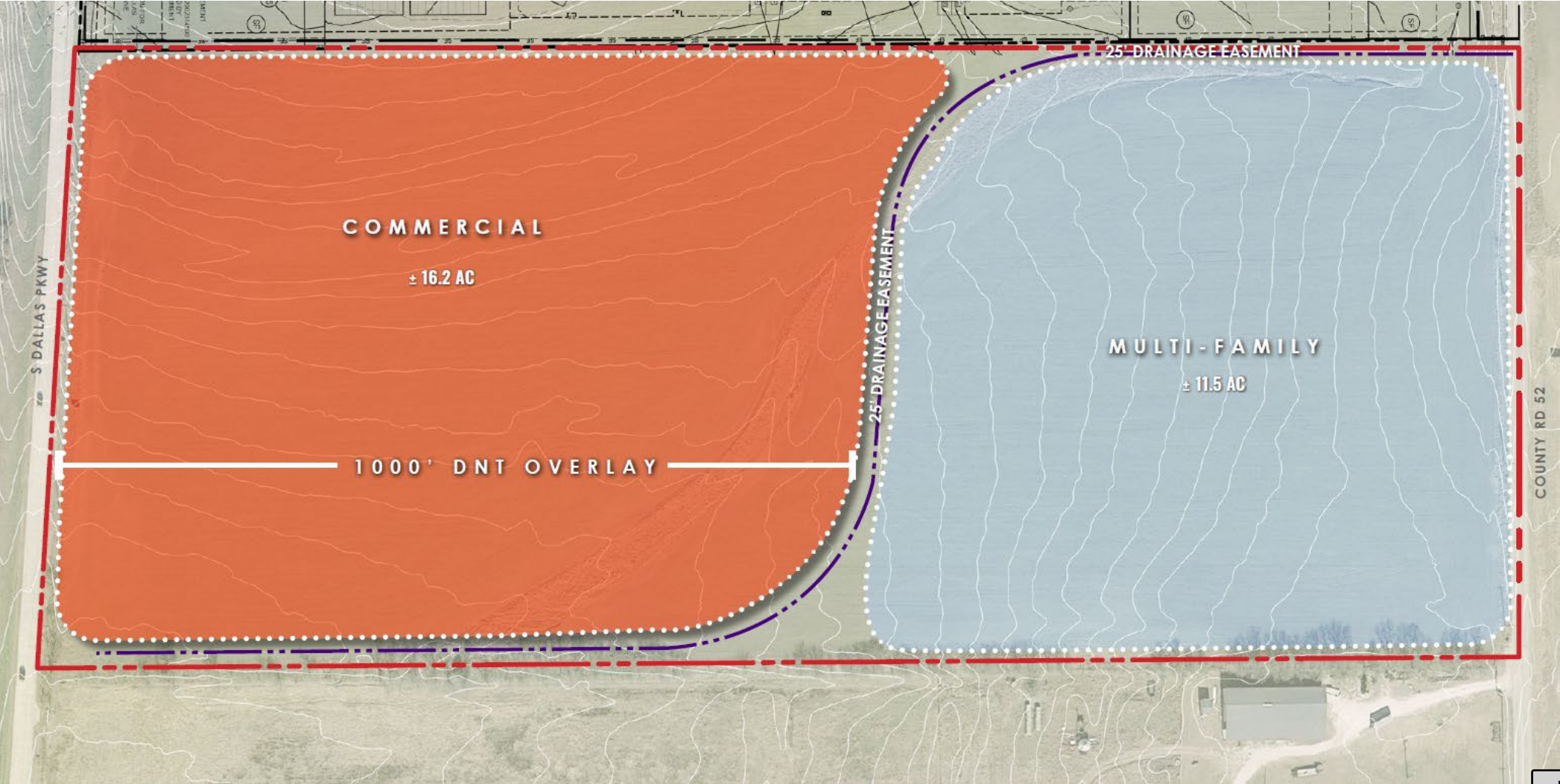
REGIONAL MIXED-USE 1 (RMU1)

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

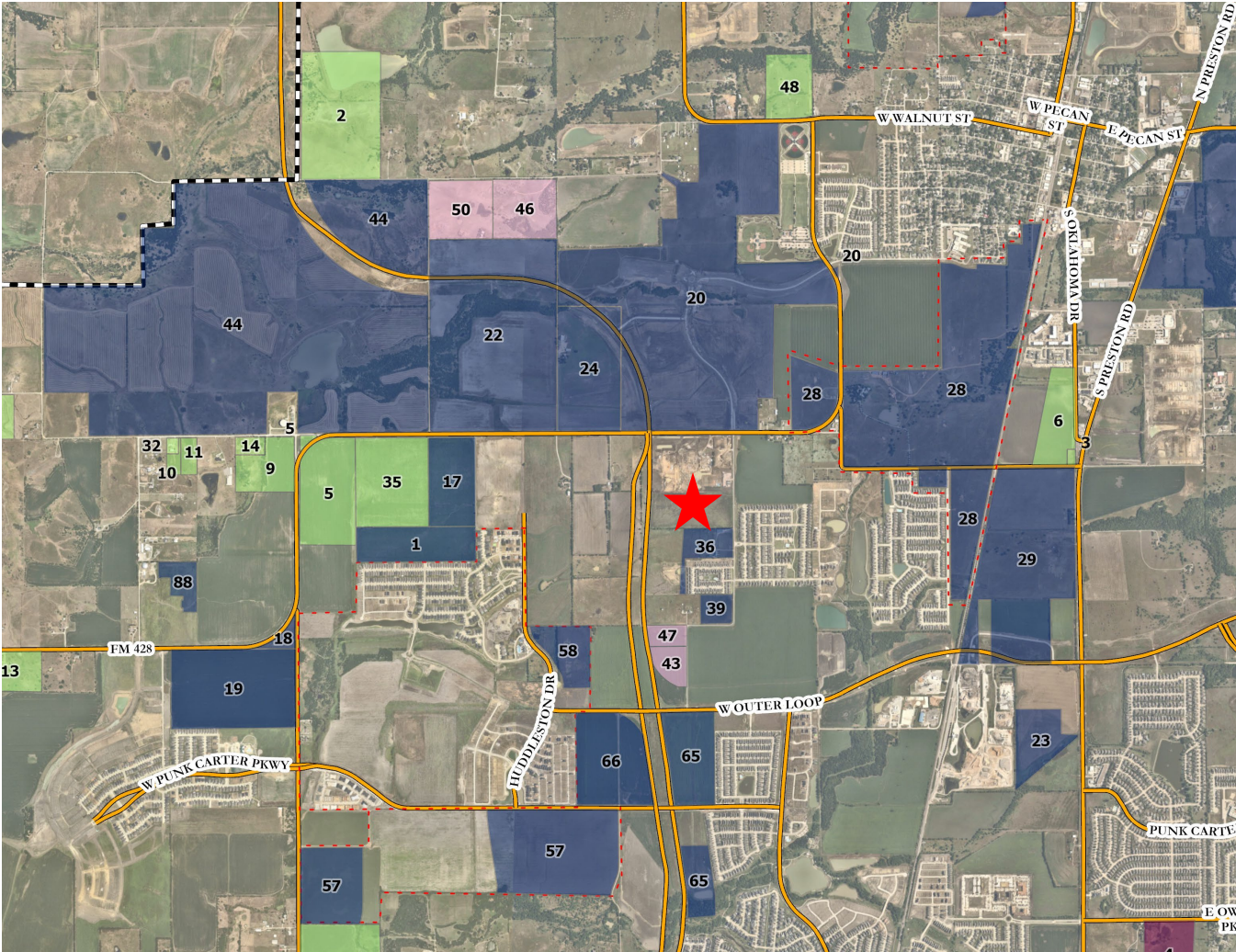
PROPOSED LAND PLAN



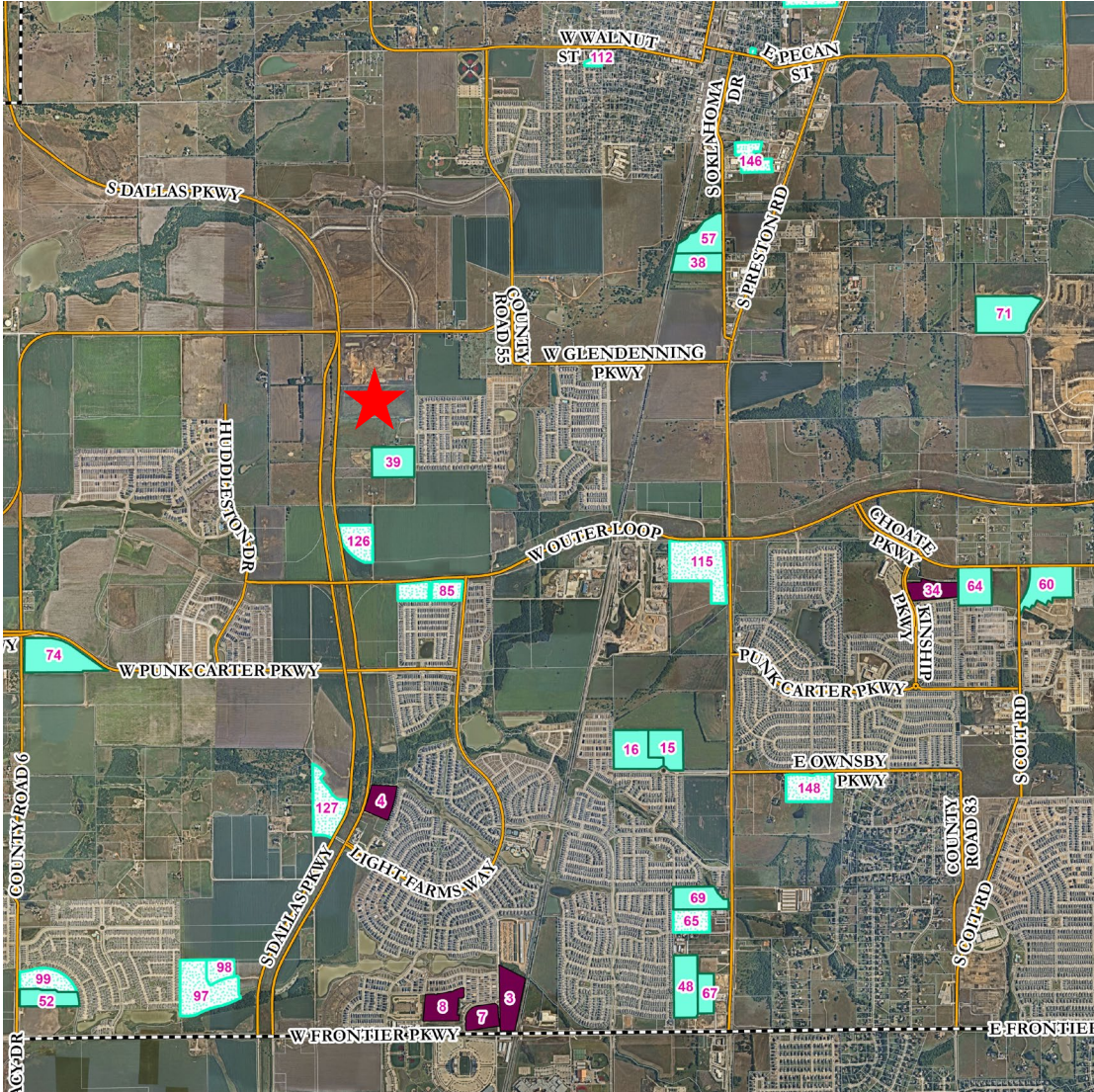
POLICY CONSIDERATIONS

- MF-2 is not permitted along the DNT corridor
- The current zoning allows for industrial land uses with an SUP
- 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

VICINITY ENTITLEMENTS



VICINITY PROJECTS



RECOMMENDATION

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

Draft Development Standards

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

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

1. “Multi-Family District, Urban Edge” (MF-2) is permitted by right outside of the first 1,000 feet from the DNT, as generally shown on the Land Plan, in addition the following:
 - a. The building exteriors shall conform to the architectural standards of the Zoning Ordinance, as it exists or may be amended;
 - b. Minimum Multi-Family Density: 28 units/acre;
 - c. For compatibility standards within the first 100’ from the eastern property line, the building height for multi-family structures shall be 2 story;
 - d. No structured parking is required;
 - e. Minimum Parking Ratio: 1.6 spaces/unit; and
 - f. No mixed-use integration nor first floor retail ready space shall be required.
2. DNTD: Surface parking shall be allowed.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Madhuri Mohan AICP, Planning Director
Date: August 15, 2023
Re: Downtown Code - Text Amendment

Action Requested:

Conduct a public hearing to consider and act upon a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, to modify the Downtown Code. (Downtown Code– Text Amendment)

Background:

It is best practice to periodically review, revise, and update regulations. Since its adoption, staff has observed some areas of the Downtown Code requiring further discussion. Staff has consolidated the feedback from the Downtown Commission, Planning & Zoning Commission, and City Council, and is proposing the attached revisions to incorporate in the text amendment.

Supporting Documents:

- Staff Presentation
- Draft Addendum

Staff Recommendation:

Staff recommends approval as presented.

DOWNTOWN CODE UPDATES

TEXT AMENDMENT

Planning & Zoning Commission
August 15, 2023

BACKGROUND

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

TIMELINE

- ~~July – Downtown Commission (discussion)~~
- ~~July – City Council (discussion)~~
- ~~July – Planning & Zoning Commission (discussion)~~
- ~~August – City Council (additional 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

OVERVIEW

The following topics were discussed in July with the Downtown Commission, Planning & Zoning Commission, and City Council:

- Garage design standards
- Single-family residential architecture
- Home conversions
- Commercial regulations
- Approval process for Major Modifications

GARAGE FEEDBACK

- Garages shall be visually mitigated
- “Snout houses” are prohibited
- Garages must be recessed 10’ from the front building plane
- Celina may continue allowing compensatory features as credit to the 30% width standard on downtown homes (front porches, covered tandem parking, split carriage-style doors, etc.)

Key insight: Garage feedback seemed to have a consensus

HOME CONVERSIONS & COMMERCIAL FEEDBACK

- Commercial architecture to adhere to the Historic Texas Architectural Style or Modern Farmhouse Architectural Style
- New construction in Patio Commons shall continue the historic main street appearance

Key insight: The integrity of the residential character should not be compromised

SINGLE-FAMILY ARCHITECTURE FEEDBACK

- New construction shall adhere to the Historic Texas Architectural Style or the Modern Farmhouse Architectural Style
- More scrutiny closer to Downtown square
- Consider adjacency (architectural styles, land uses, etc.)
- No suburban-shaped, cookie-cutter homes

Key insight: The faux-historic requirement remains important

MAJOR MODIFICATIONS

- The Planning & Zoning Commission will make recommendations on Major Modifications, and City Council is the final approval authority



Key insight: Major Modifications should follow the same public hearing notification and approval processes as zoning change requests

NEXT STEPS

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

Proposed revisions to the Downtown Code are attached

DOWNTOWN CODE DISTRICTS

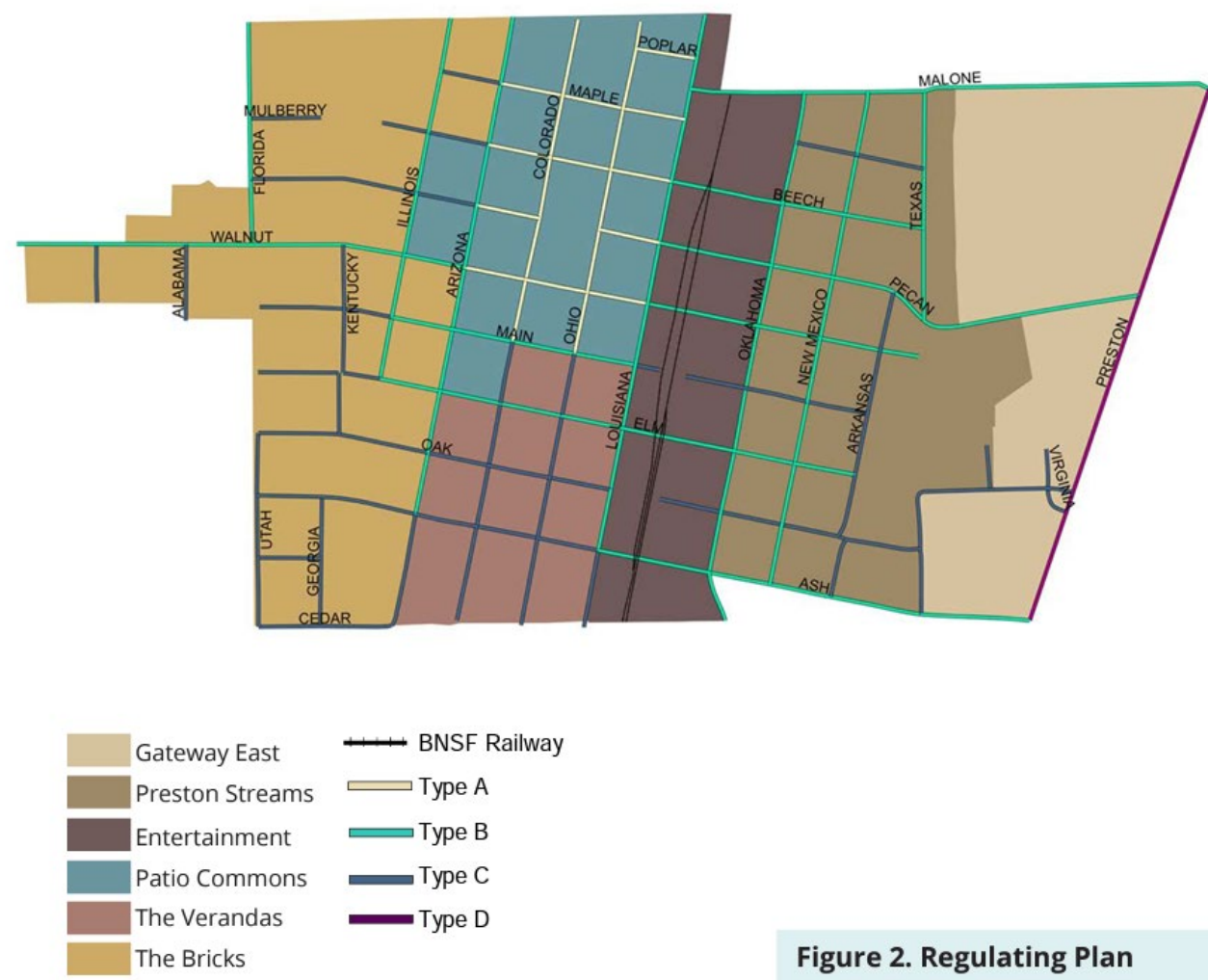


Figure 2. Regulating Plan

Addendum September 2023

This Addendum is intended to serve as a governing 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 through the 1930s. The Modern Farmhouse Architectural Style 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 and other architecture styles (Mediterranean, modern, etc.) are prohibited and require a Major Modification for approval. The 4 elements discussed in the Code are suggestions and not qualifications for architectural conformance. For neighborhoods further from the original downtown square, a Minor Modification may be granted for homes that are constructed with the predominant style of their street or block.



Garages

Garage fronts must be recessed a minimum of 10' from the front building plane, which may include covered porches. Compensatory features (signature porches, decorative single-stall garages, covered tandem spaces, etc.) may serve as credit to the 30% width standard on downtown homes. Covered, tandem garages are encouraged.



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 and be faux-historic in nature; however, they may maintain existing architectural styles, including the use of patios. With a Minor Modification, 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 main street buildings built between the 1890s and 1930s. Higher scrutiny applies based upon the proximity to the original square.





Other

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. No bright or loud colors are permitted.

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.

When in conflict, lighting, fencing, and landscaping shall generally conform to the base Zoning Ordinance. City Engineer has the authority to adjust infrastructure requirements to fit the urban context within Downtown.

Land Uses

Per the existing Downtown Code, the following land uses are prohibited in Downtown:

- Alternative financial services (SUP)
- 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)

Major Modifications

Major Modifications are deviations from the base Downtown Code that do not qualify as Minor Modifications, as determined by Staff. City Council will have the final approval authority over Major Modifications, with the Planning & Zoning Commission serving as a recommending body. Major Modifications will require the same public hearing notification and approval processes as zoning changes.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Madhuri Mohan AICP, Planning Director
Date: August 15, 2023
Re: Multi-Family & Commercial Vision Book

Action Requested:

Consider and act upon a resolution adopting the Neighborhood Vision Book. (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 attachments for further information.

Supporting Documents:

- Staff Presentation
- Draft Multi-Family & Commercial Vision Book

Staff Recommendation:

Staff recommends approval.

MULTI-FAMILY & COMMERCIAL VISION BOOK

Action

Planning & Zoning Commission
August 15, 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 (Scenic City – Platinum level)
- 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
- Open space (courtyards, gathering spots, etc.)
- Amenities
- Relationship with and orientation to adjacent properties and roadways
- Pedestrian & vehicular connectivity
- 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 or 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



Glorias Restaurant, Frisco TX



Attachment: Staff Presentation (Multi-Family & Commercial Vision Book)

The Shacks, The Colony, TX

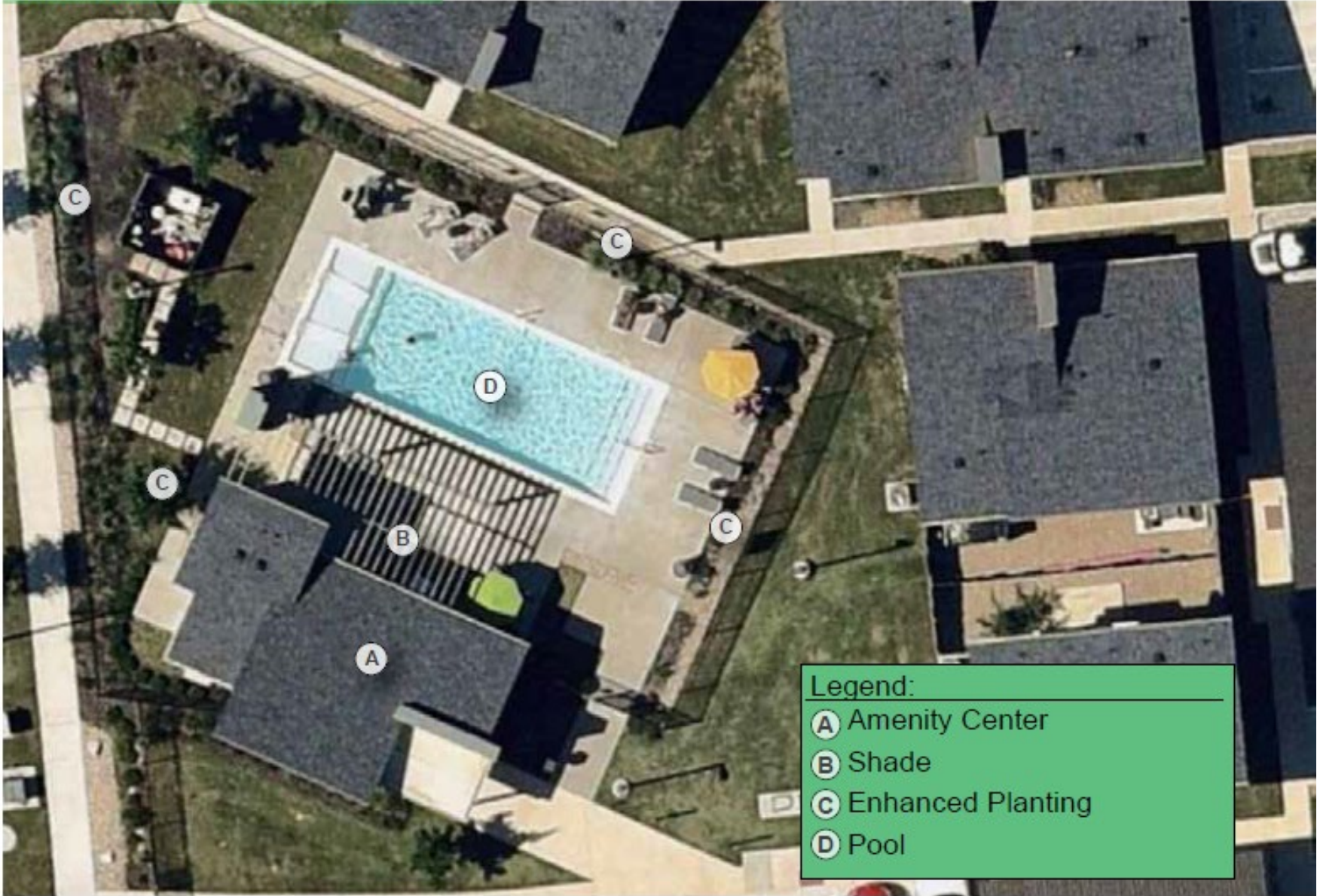


MULTI-FAMILY AMENITIES

- 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



Attachment: Staff Presentation (Multi-Family & Commercial Vision Book)

EXAMPLE: MF- 1&2

Austin Ranch, The Colony, TX



MF-1&2 EXAMPLE



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 design 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)



Life Connected.

**MULTI-FAMILY & COMMERCIAL
VISION BOOK**

INTRODUCTION

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TABLE OF CONTENTS:

1	Introduction
8	Multi-Family
10	Commercial
15	Open Space
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 Planning. 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 Vision Book.

MULTI-FAMILY

6

General Conditions

GENERAL PROJECT LAYOUT

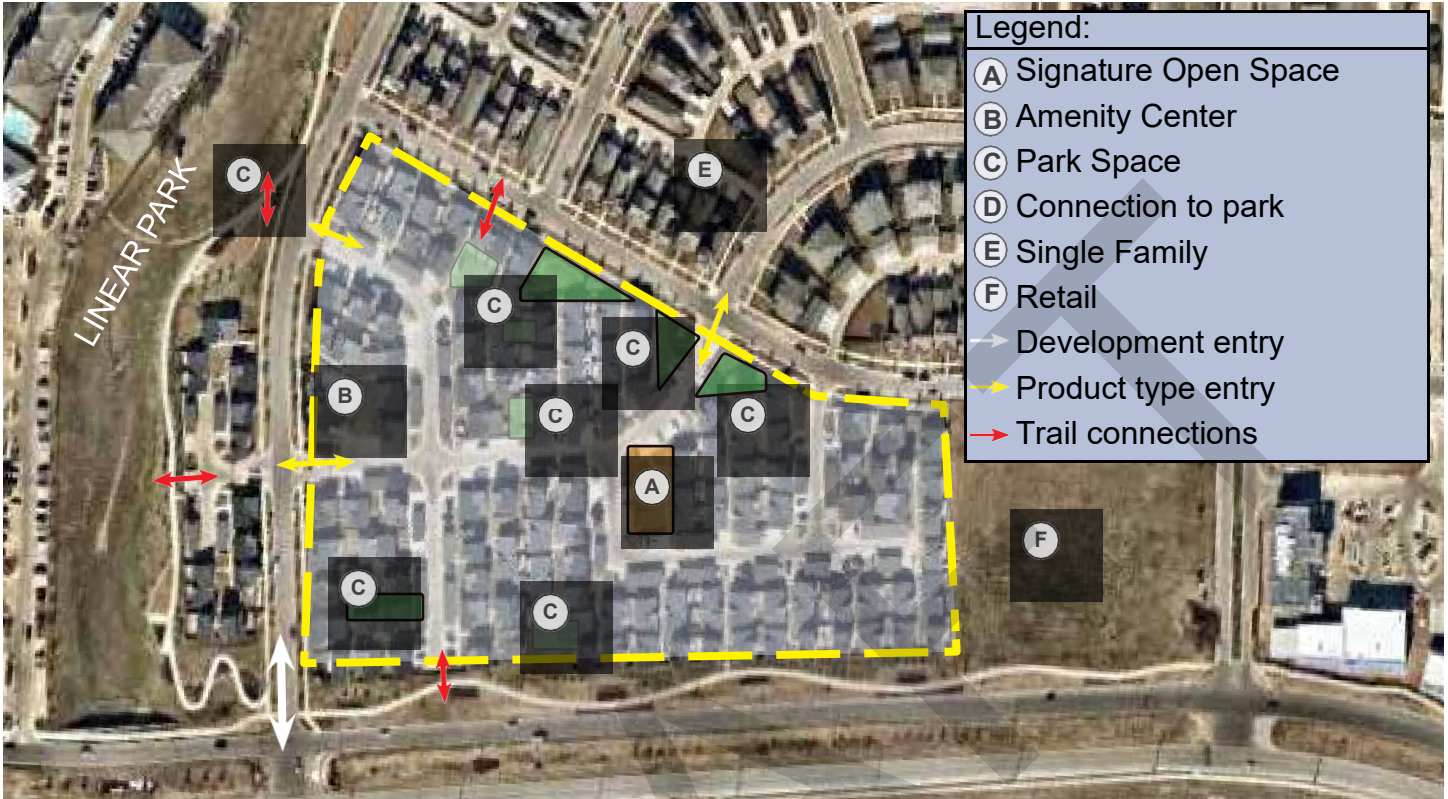
Developments shall take into consideration the project location and provide connections between adjacent residential or commercial developments and natural features. The following shall be considered when developing the site plan for the project:

1. Provide pedestrian and vehicular connections to city parks or schools by integrating open space near these elements to create a connected open space network.
2. 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.
3. Provide pedestrian connections to/from adjacent retail/commercial.
4. The design of internal private streets should provide safe pedestrian and vehicular connections within the development.
5. Provide pedestrian and vehicular connections to adjacent properties and roadways.
6. Pedestrian connections internal to the development should occur "off-street" within a system of pedestrian friendly connections through sidewalks / passageways / trails or connected open space to support Celina's Life Connected vision for the City.

EXAMPLE CONNECTED COMMUNITY: Urbana at Goodnight Ranch, Austin TX

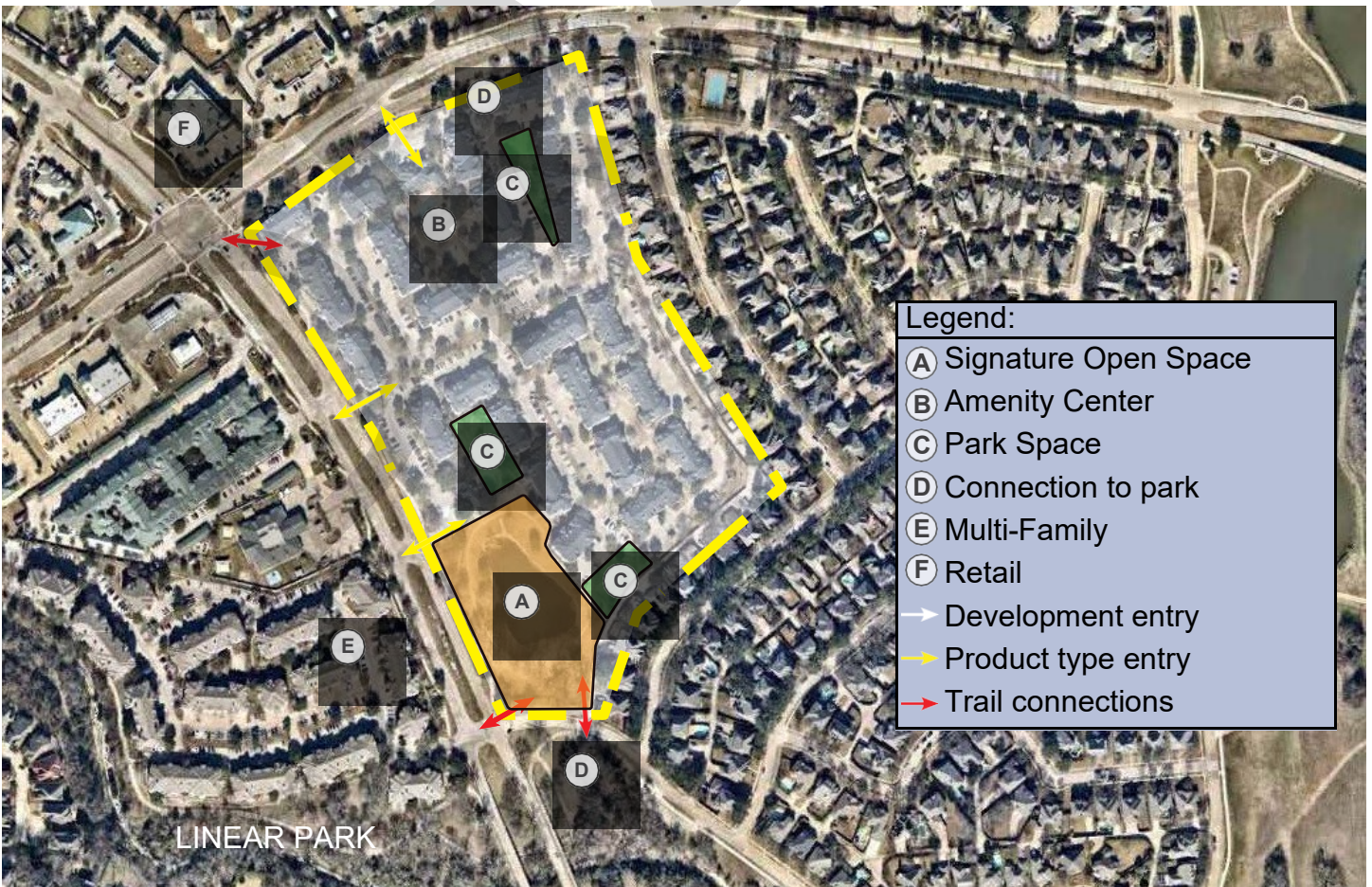


MF-0 EXAMPLE: Urbana at Goodnight Ranch, Austin TX



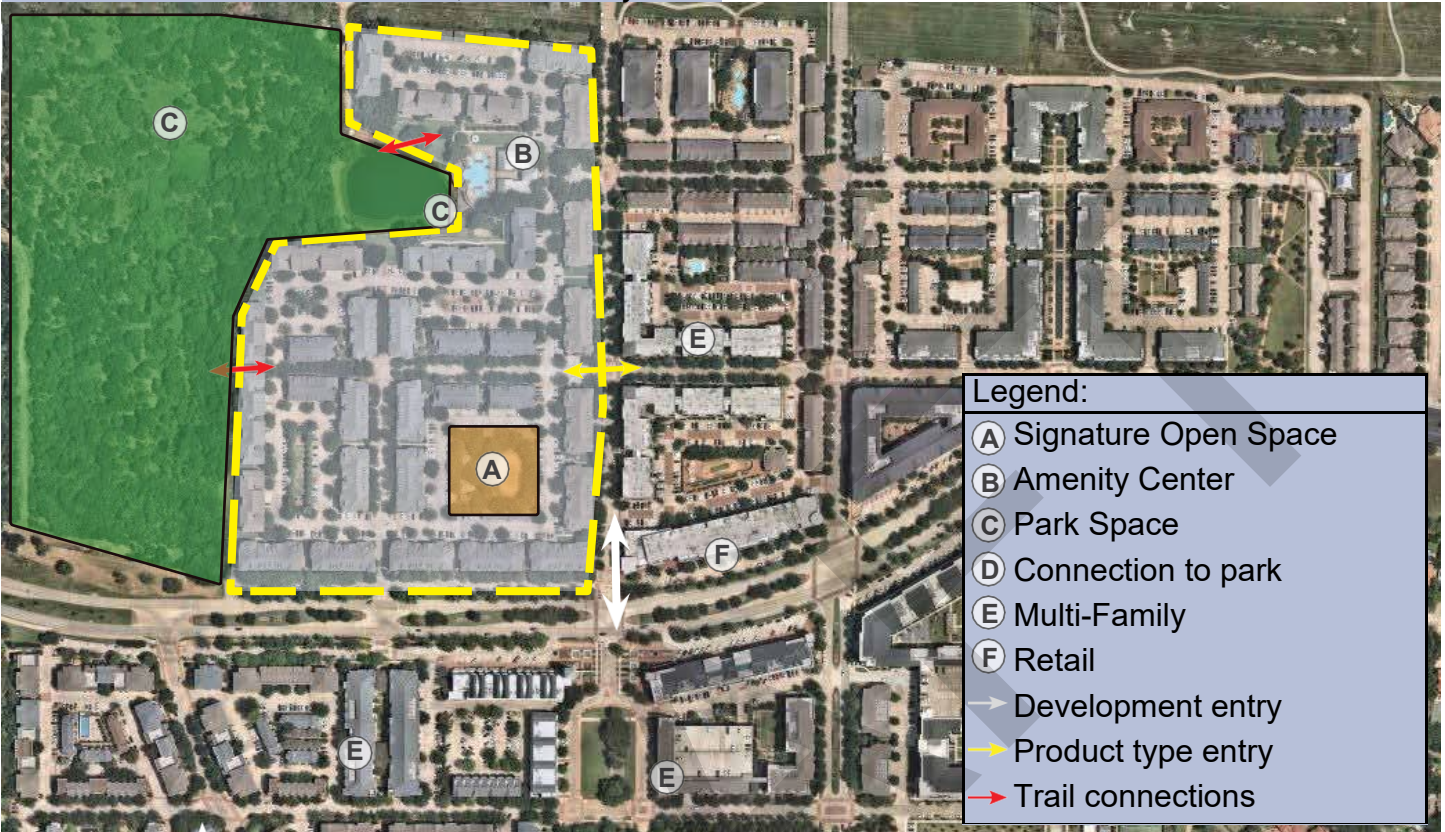
MF-1 EXAMPLE: Breckenridge Point, Richardson TX

Map data: Google, Near Map



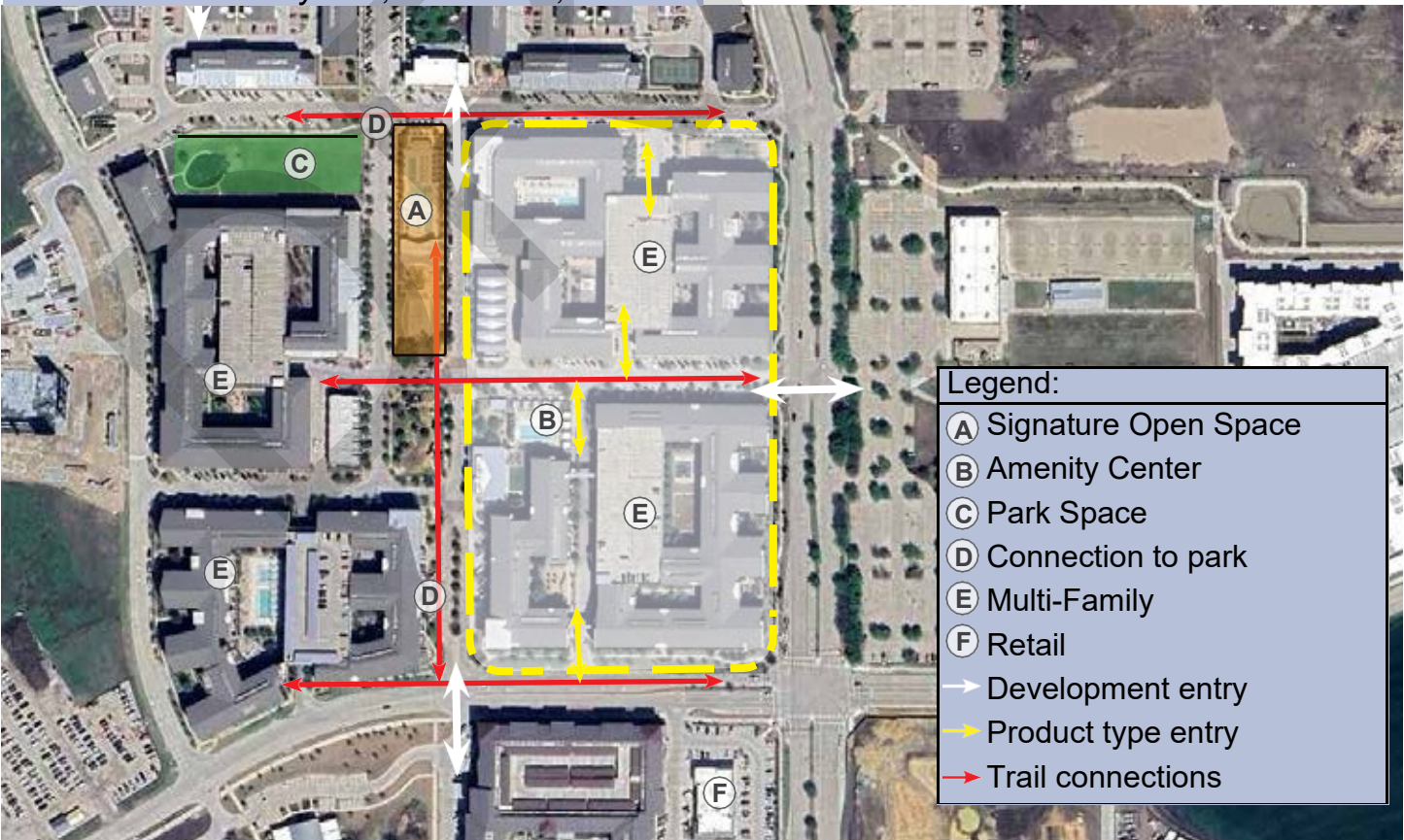
MF-2 EXAMPLE: Austin Ranch, The Colony TX

Map data: Google, Near Map



MF-3 EXAMPLE: City Line, Richardson, TX

Map data: Google, Near Map

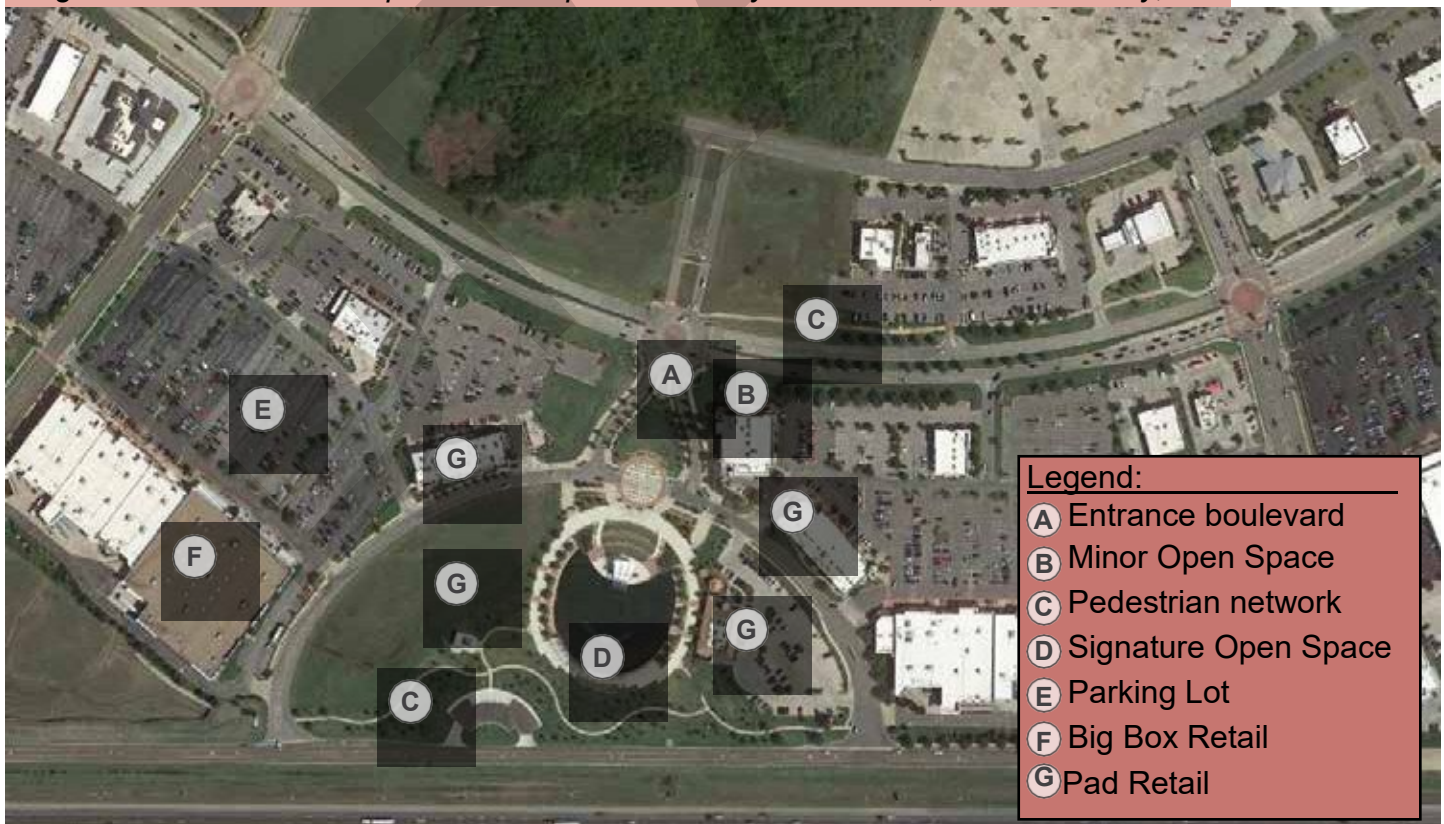


GENERAL PROJECT LAYOUT

This Vision Book provides guidance for retail pad sites and larger connected development sites with in-line retail and/or big box. The goal is to create walkable developments that provide connection opportunities to adjacent retail and residential developments and that the open space that is required is usable and meaningful to the user.

1. 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.
 - a. Where possible utilize existing natural corridors for trail connections;
 - b. Provide stub outs to future trail connections.
2. Larger Multi-Tenant developments - utilize a full development open space plan that satisfies the open space requirement needs through creating safe connected walkways and usable open space for the entire development.
 - a. Signature Open Space (SOS) and multiple minor open spaces are required.
 - b. Encourages the use of detention / retention areas for Signature Open Space (SOS).
 - c. Provides a centralized gathering space. This may be counted as a Signature Open Space or as Minor Open Space.
 - d. 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

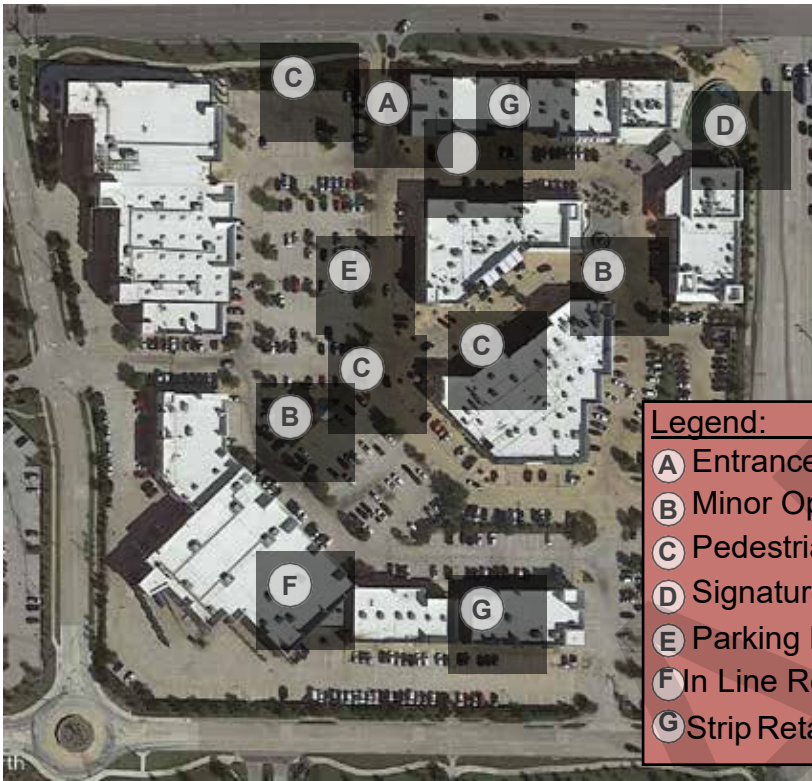


Map data: Google, Maxar Technologies

COMMERCIAL

10

General Conditions

FULL DEVELOPMENT EXAMPLE: South Lake, TX**Legend:**

- A** Entrance boulevard
- B** Minor Open Space
- 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

Map data: Google, Maxar Technologies

**Legend:**

- A** Entrance boulevard
- B** Minor Open Space
- C** Pedestrian network
- D** Signature Open Space
- E** Parking Lot
- F** In Line Retail
- G** Strip Retail

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



3. Smaller single tenant or pad sited development shall include Minor Open Space.
 - a. Provide connection to adjacent development by maintaining the front facade in the same general area as the adjacent development.
 - b. 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 Open Space
- C** Pedestrian network
- D** Signature Open Space
- E** Parking Lot
- F** Pad Retail

OPEN SPACE

12

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.
- Signature Open Space (SOS) improvements shall be required in conjunction with any commercial or multi-family building 15,000 square feet (cumulative) or larger.

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 3 levels of open space identified in this document:

- Signature Open Space (SOS)
- Minor Open Space (MOS)
- Amenity Center Open Space

CONTIGUOUS OPEN SPACE CALCULATION:



Parking islands do not count toward the required open space

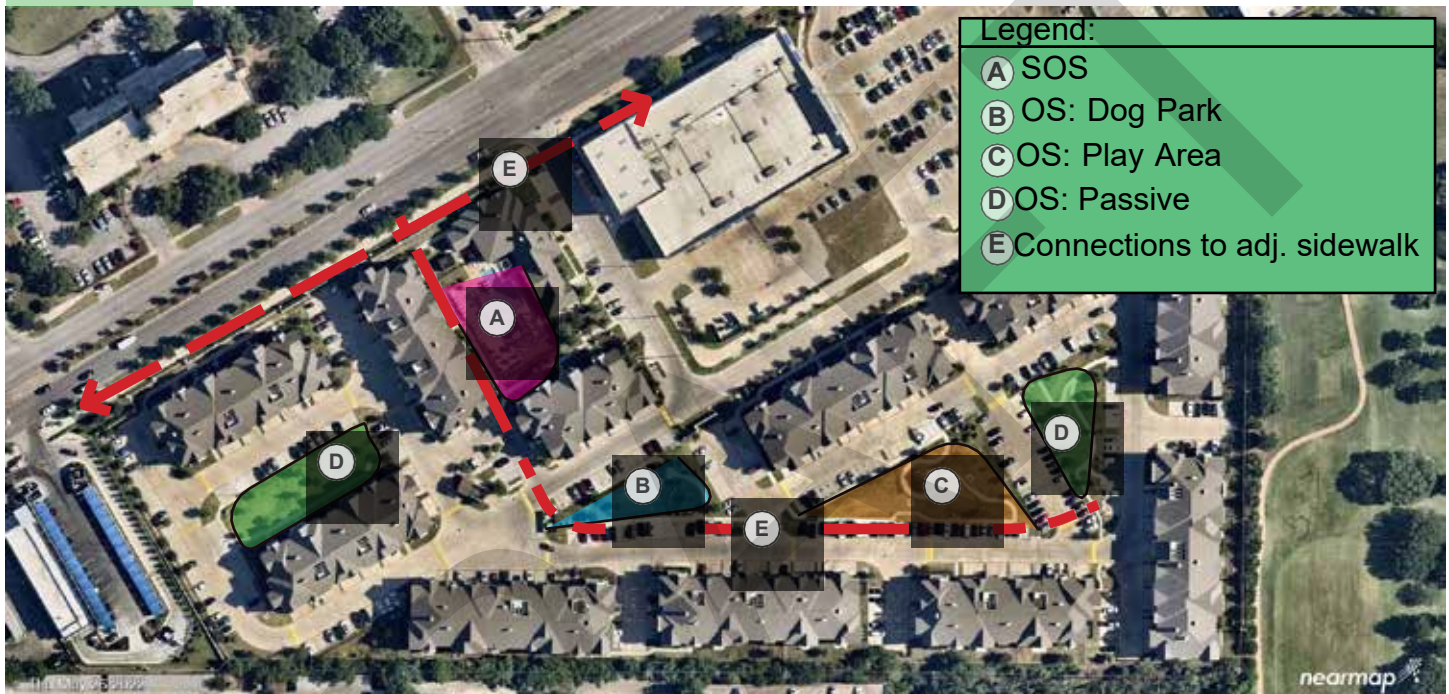
Open Space Typologies

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.

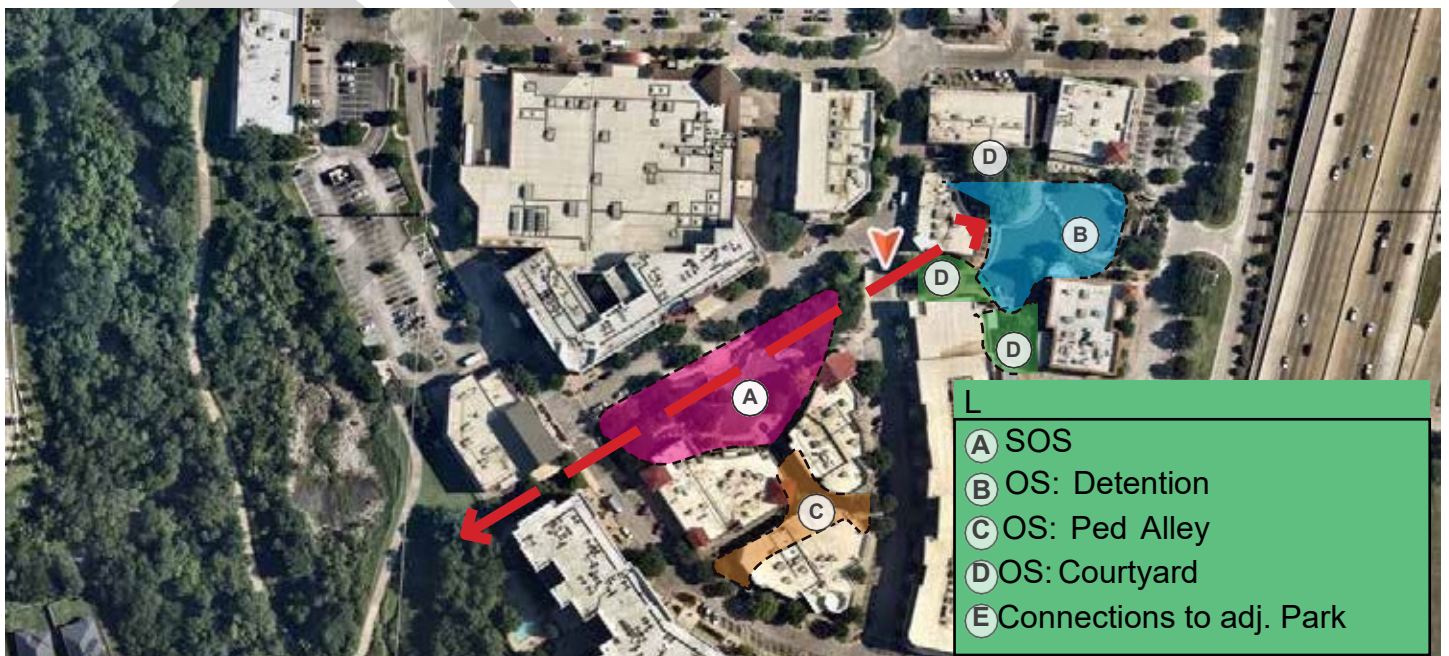
MULTI-FAMILY OPEN SPACE TYPOLOGIES (20% OPEN SPACE CODE REQUIREMENT)

Dallas, TX



RETAIL OPEN SPACE TYPOLOGIES

Dallas, TX



OPEN SPACE

14

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

OPEN SPACE

16

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



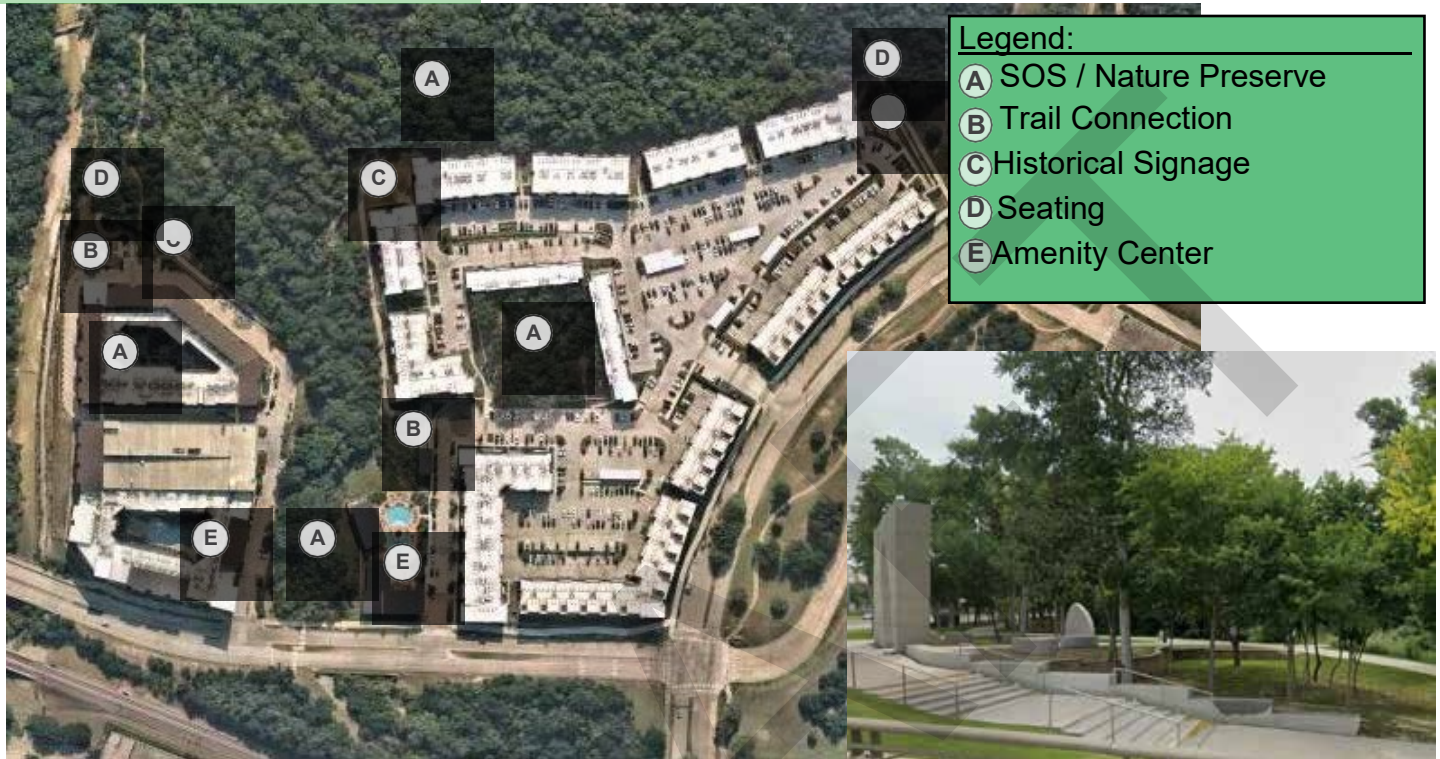
OPEN SPACE

18

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.

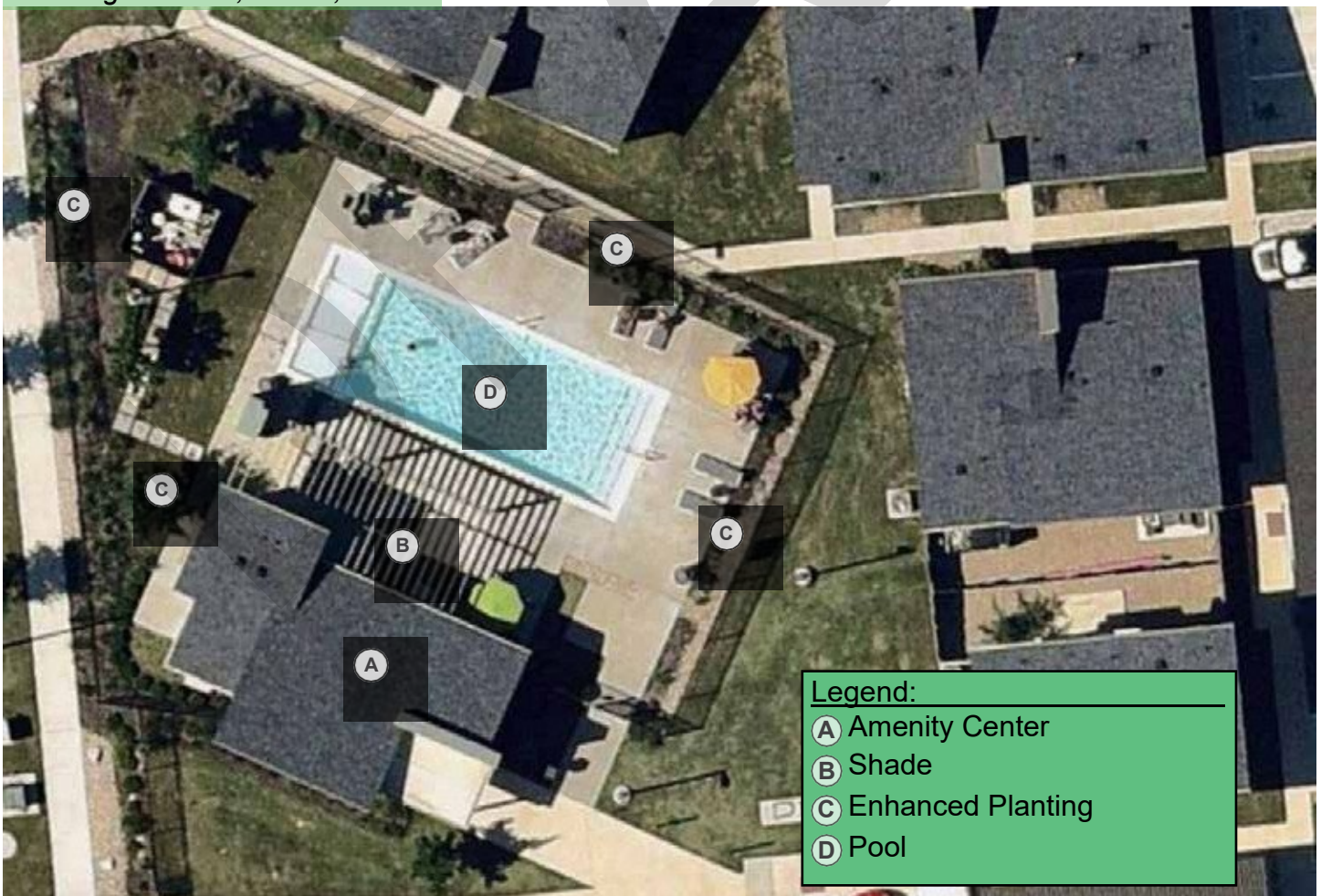
This open space type shall include at least 4 of the following:

- Pool appropriately sized for the development
- Accessory features such as pool fountains, spa, or tanning ledge
- 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



OPEN SPACE

20

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 (MOS) is considered any other open space that is not identified as an Amenity Center Open Space (MF Only) or SOS. Elements, both in terms of quality and quantity, shall be in scale with the development, as determined by the Director. MOS is required of all multi-family and non-residential development, regardless of size.

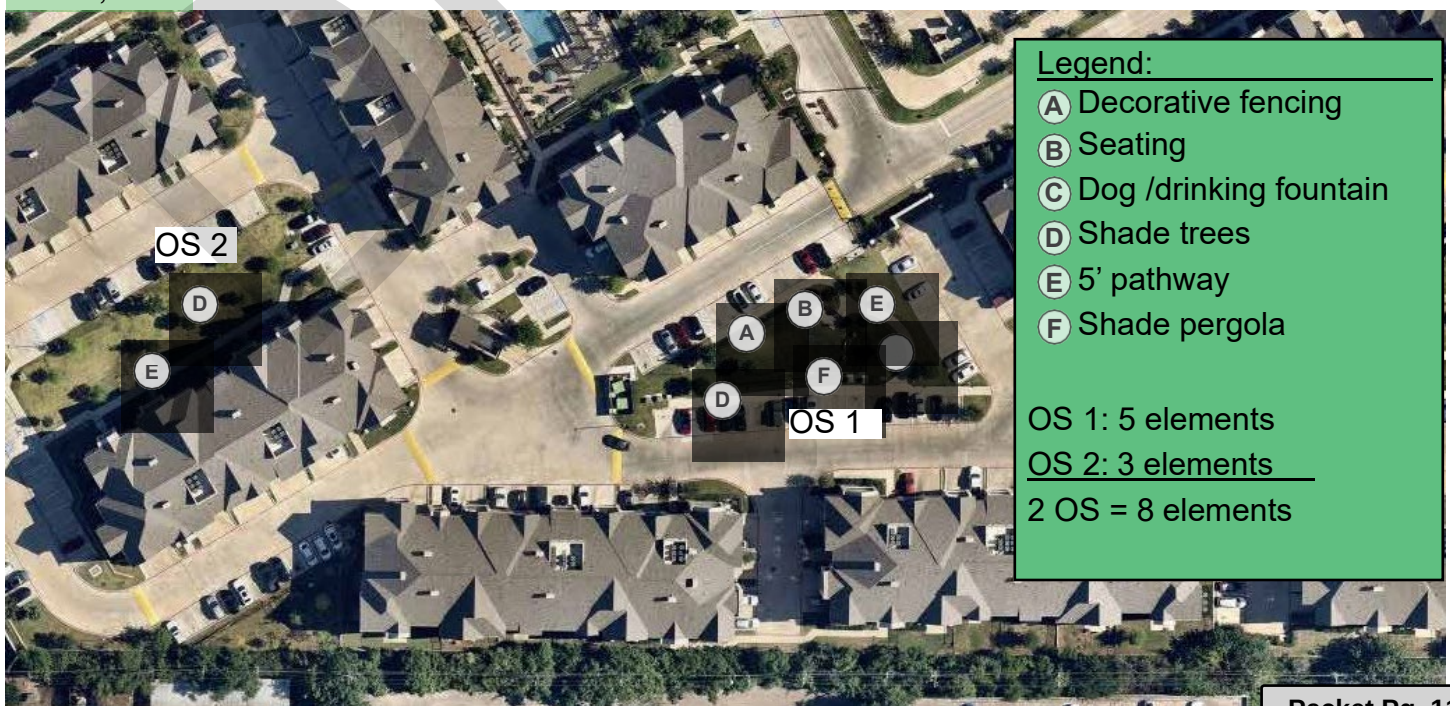
In addition to the minimum standards set forth in the City of Celina Zoning Ordinance, each Minor Open Space shall generally include the following elements:

- Min. 5' wide pathway connecting elements within the open space;
- Shade trees spaced in a manner to provide shade to the open space;
- 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 Open Spaces 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



OPEN SPACE

22

Minor Open Space

The following pages identify different types of Minor Open Spaces and how they meet the requirement of Minor Open Space 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:

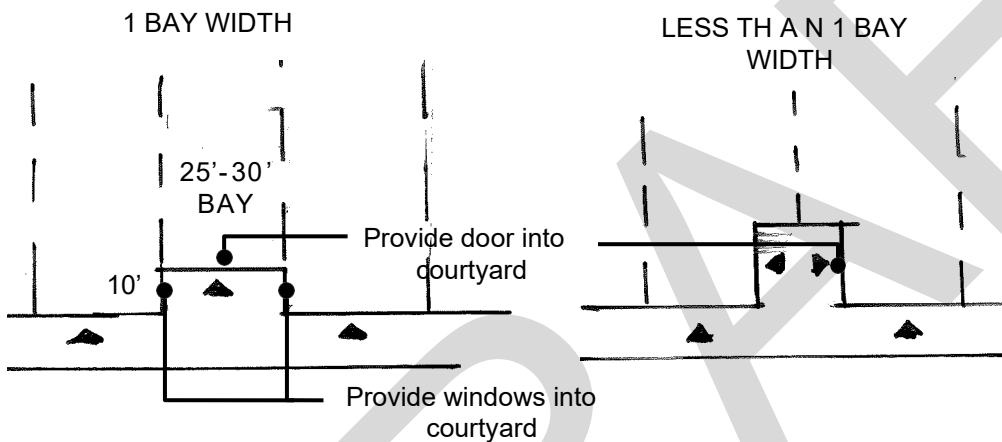
- (A) Courtyard
- (B) Enhanced Planting
- (C) Walkways
- (D) Enhanced Paving
- (E) Enclosed on 3 sides
- (F) Fountain
- (G) Seating



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

OPEN SPACE

24

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.

Gateway Crossing, Plano TX



Frisco, TX



Legend:

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

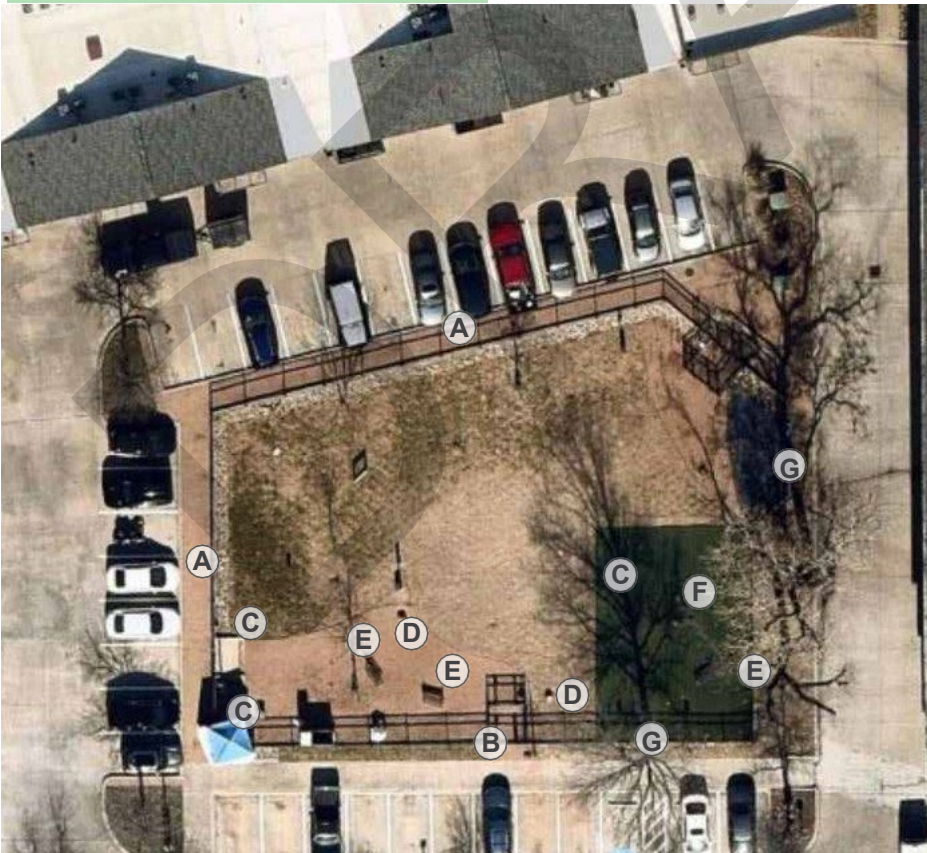


DOG PARK

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.

- Min. 4' tall open ornamental metal fence (no 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;

Dallas, TX

**Legend:**

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



QUALITY GUIDELINES

26

Quality Guidelines

The quality of the furnishings and materials provided in the open spaces 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 composite wood which is extruded into the shapes required for the furnishing.
- 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.
- Pollinator gardens



QUALITY GUIDELINES

28

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.

- Stamped and stained paving areas are required at crosswalks, site entries, and 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.

- 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:
 - a. Play area - protected from adjacent streets by planting, low seat wall or fencing not to exceed 36" in height.
 - b. Playground - shall include multiple age groups and shall provide opportunities for all-inclusive play. The playground equipment shall incorporate shade. Shade 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.



QUALITY GUIDELINES

30

Quality Guidelines

Location Criteria

MF-0. Locations of MF-0 development should be sited on tracts that are more challenging to develop with limited alternative opportunities, or as a buffer between Single-Family zoning districts and more intense uses. Prime real estate, larger tracts with higher and better land uses, and speculative situations are discouraged from being developed as Horizontal Multi-Family.

MF-1. Locations of MF-1 development should be sited adjacent to areas that have generally lower density suburban, residential development, which might be more challenging to develop for various reasons, and is not anticipated to develop with an urban character or with higher value options.

MF-2. Locations of MF-2 development are typically provided at the edge of urban centers, often combined with commercial, office, and entertainment uses in close proximity. MF-2 should be sited in areas that will develop with more intensity, such as at major intersections and crossing arterials or other mixed-use hubs throughout Celina.

MF-3. Locations of MF-3 development should be sited in areas that will develop with an urban character, such as along major regional corridors, major intersections, or as an integrated component of a mixed-use destination center.

Safety & Security

Celina shall review and revise its building codes, fire codes, zoning regulations, and other applicable regulations to ensure that the latest and greatest safety and security functions, features, products, and designs are required in the base codes. Resident safety is a critical component of Celina's long-range Life Connected vision for all its residents, both present and future.



Life Connected.

**MULTI-FAMILY & COMMERCIAL
VISION BOOK**