Life Connected.

PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, MARCH 21, 2024
5:00 PM
AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

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

III. CONSENT AGENDA

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

A. Minutes Approval:

1. Minutes from the February 15, 2024, Planning & Zoning Commission meeting.

IV. PUBLIC HEARING/ACTION

A. Conduct a public hearing to consider and act upon a request to rezone approximately 42 acres to Community Facilities District (CF); generally located north of Old Glendenning Road, and approximately 1,200 feet west of Coit Road, within the City Limits. (Bellevue Miller Tract (City of Celina & CISD) – Rezoning)

B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 14 acres, generally located north of County Road 58 and approximately 325 feet west of County Road 59, within the Extraterritorial Jurisdiction (ETJ). (Lifeway Church – Development Agreement)

C. Conduct a public hearing to consider and act upon a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, Article 14.04: Site Development Standards, Part Two: Landscaping & Tree Preservation, to modify landscaping regulations. (Landscaping & Tree Preservation – Text Amendment)

D. Consider and act upon a request to revise the Neighborhood Vision Book. (Neighborhood Vision Book Revision)

V. ADJOURNMENT

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

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

_____ _____

Staff Liaison Date Notice Removed

Life Connected.

PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, FEBRUARY 15, 2024
5:00 PM
MINUTES

I. CALL TO ORDER

Madhuri Mohan, Planning Director, called the meeting to order at 5:03 p.m., established a quorum, and led those present in a salute to the American and Texas flags.

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

II. WORKSESSION

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

The Commission moved the discussion and training items after the Public Hearing items.

Reconvene Into Open Session

III. CONSENT AGENDA

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

A. Minutes Approval:

1. Minutes from the January 18, 2024, Planning & Zoning Commission meeting.

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

IV. PUBLIC HEARING/ACTION

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

Jonathan Pollard, Senior Planner, presented the staff report.
Commissioner Dawson opened the public hearing.
Commissioner Upchurch asked if this zoning change request was in conformance with the Future Land Use Plan (FLUP).
Mr. Pollard confirmed that the municipal facility is in conformance with the FLUP.
No one came forward to speak, and the public hearing was closed.
The commissioners discussed the item.
Commissioner Upchurch motioned to approve the item as proposed.
Commissioner Boswell seconded the motion.
All were in favor, and the motion was approved.

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

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

Kari White, Planning Manager, presented the staff report.
Commissioner Dawson opened the public hearing.
Commissioner Upchurch asked staff if the zoning would allow townhomes.
Ms. White confirmed that the Planned Development states that it will allow for both detached and attached single family.
The applicant, Jace Ousley, 13116 West FM 455, Celina, Texas, 75009, made himself available to answer any questions.
Commissioner Boswell asked if the applicant was selling the property and what their involvement in the project would be.
Mr. Ousley responded that he and his brother would be the developers and would maintain ownership through the development process.
No one else came forward to speak, and the public hearing was closed.
The commissioners discussed the item.
Commissioner Boswell motioned to approve the item as proposed.
Commissioner Upchurch seconded the motion.

All were in favor, and the motion was approved.

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

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

Ms. White presented the staff report.
Commissioner Dawson opened the public hearing.
Commissioner Upchurch asked if the applicant had submitted any site plans.
Ms. White responded that the applicant must complete the zoning process before proceeding to the plan review.
The applicant, Pankaj Srivastava, 1143 Holford Dr, Frisco, Texas, 75036, made himself available for questions.
Commissioner Upchurch asked the applicant about the project timeline.
The applicant stated they would start once they received approval and secured funding.
Commissioner Boswell asked the applicant what type of medical offices were planned.
Mr. Umberger responded that a dentist and cardiologist are planned, and other tenants are interested but awaiting a decision on the zoning request.
No one else 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 Upchurch seconded the motion.
All were in favor, and the motion was approved.

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

II. WORKSESSION

The Commission continued the Worksession for the discuss and training items.

Reconvene Into Open Session

A. Landscaping Ordinance Revision Discussion

B. Neighborhood Vision Book Revision Discussion

C. P&Z Commissioner Training Part 2

VI. ADJOURNMENT

Commissioner Dawson adjourned the meeting at 6:41 p.m.

Chair

Ex Officio

3/11/2024

Date

Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan, Planning Director
CC: Dusty McAfee, Executive Director of Development Services
Date: March 21, 2024
Re: Bellevue Miller Tract (City & CISD) – Rezoning

Action Requested:
Conduct a public hearing to consider and act upon a request to rezone approximately 42 acres to Community Facilities District (CF); generally located north of Old Glendenning Road, and approximately 1,200 feet west of Coit Road, within the City Limits. (Bellevue Miller Tract (City of Celina & CISD) – Rezoning)

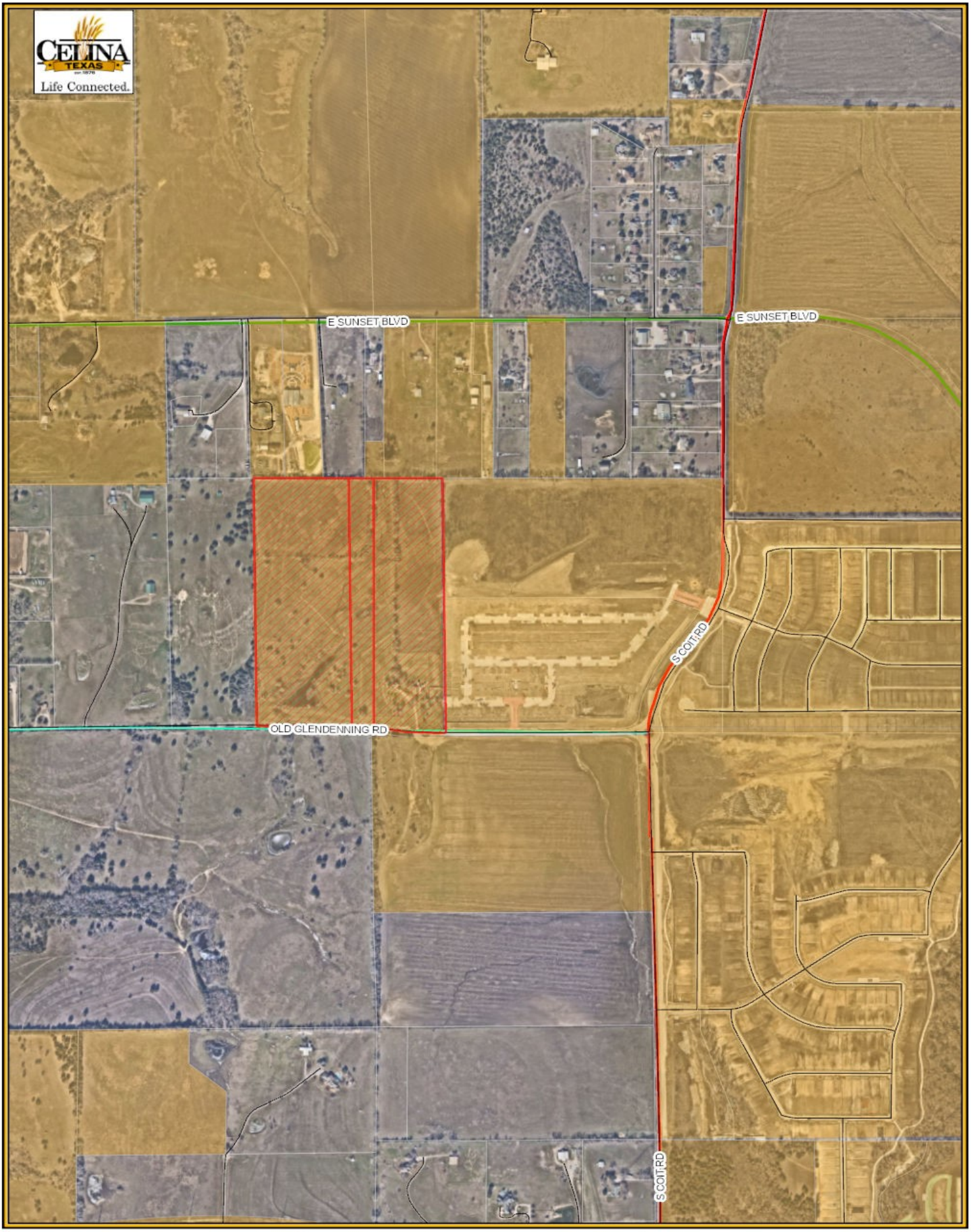
Background Information:
This request is to rezone approximately 42 acres to Community Facilities District (CF), which is an appropriate zoning district for government and school-owned properties. Please refer to the attached documents for further information.

Legal Review:
N/A

Supporting Documents:
1. Location Map
2. Staff Presentation

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

Bellevue Miller Tract Location Map

City of Celina

2/29/2024

N
W E
S

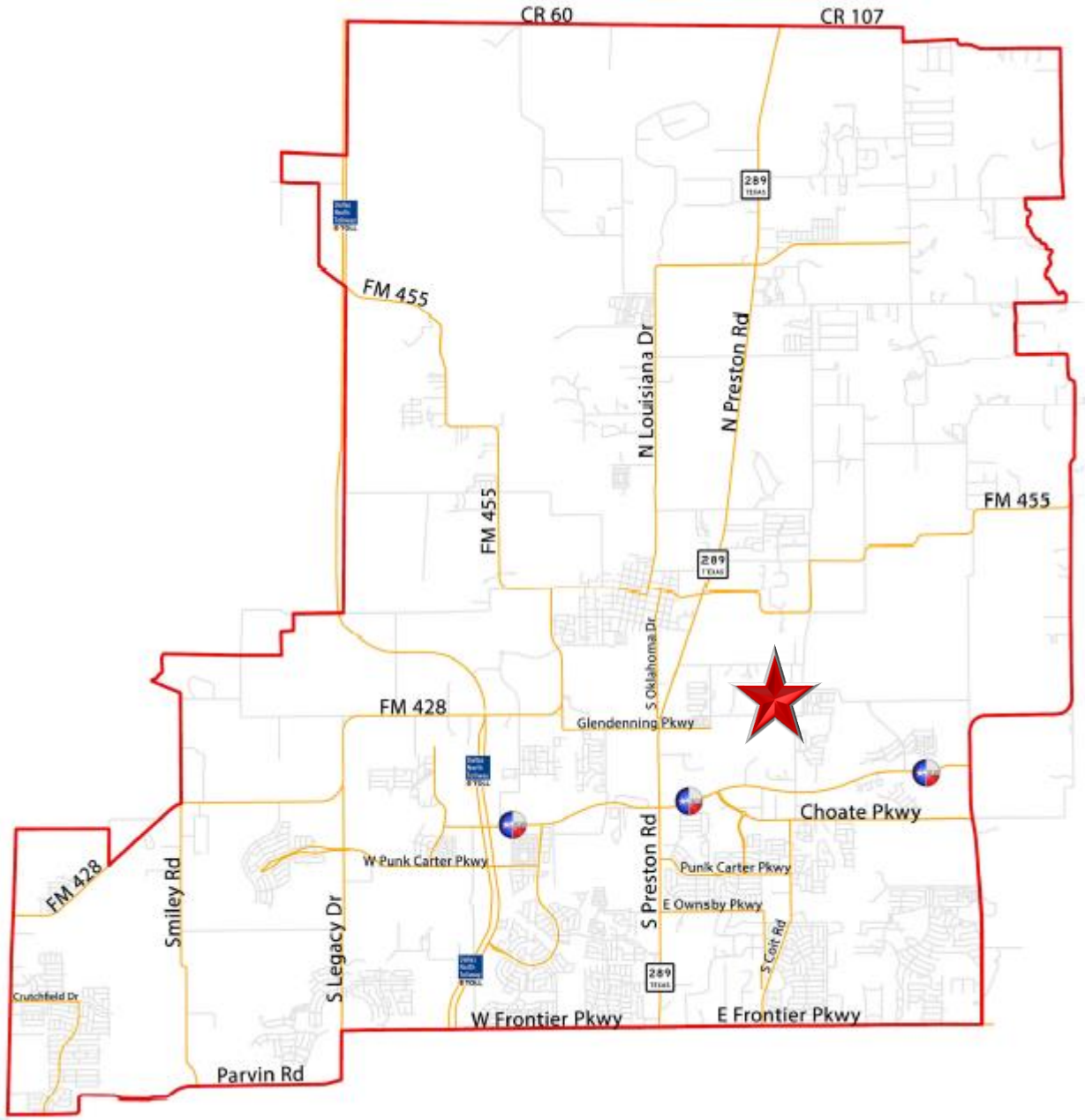
0 500 1,000

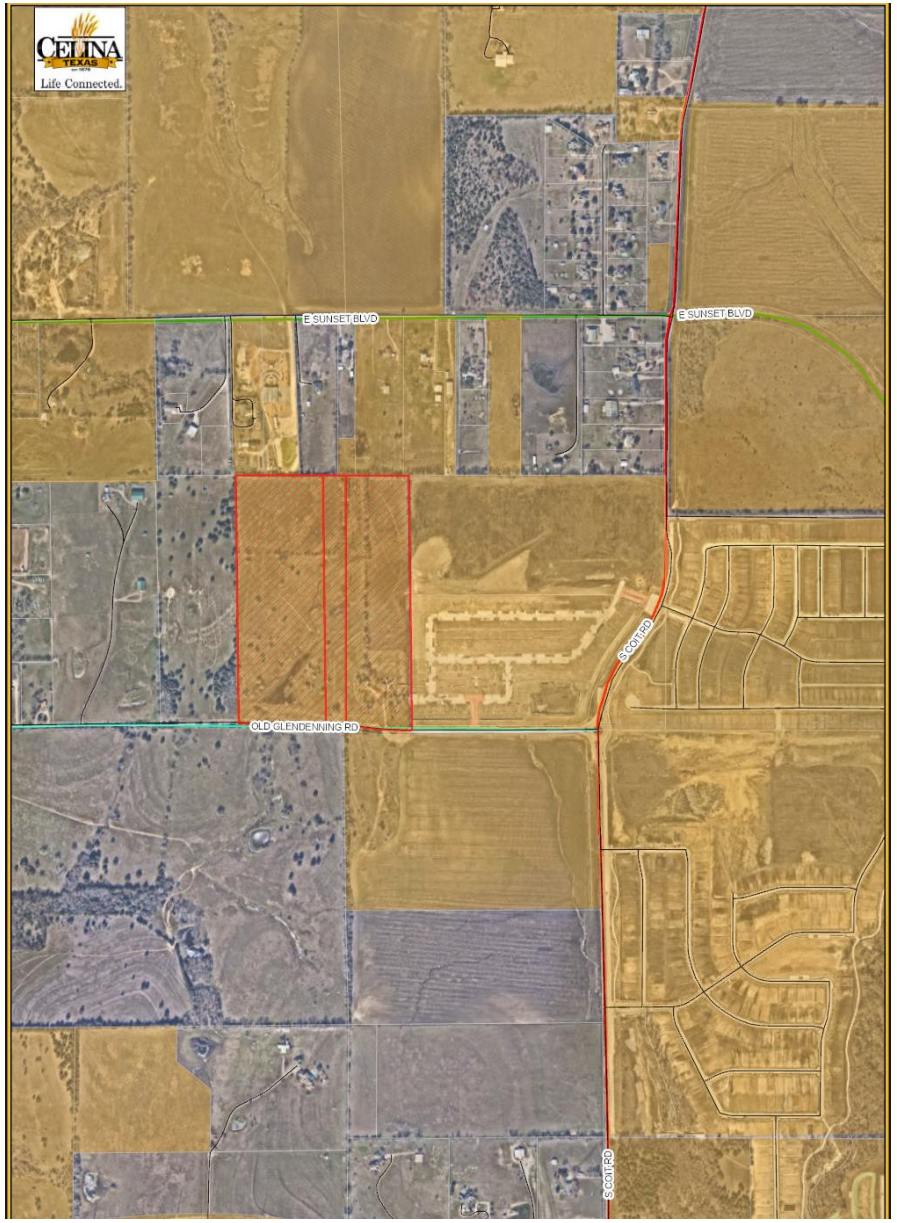
Feet

BELLEVUE MILLER TRACT

Rezoning

Planning & Zoning Commission
March 21, 2024


CR 60
CR 107
289
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
S Oklahoma Dr
FM 428
Glendenning Pkwy
Choate Pkwy
W Punk Carter Pkwy
Punk Carter Pkwy
S Preston Rd
E Ownsby Pkwy
FM 428
Smiley Rd
S Legacy Dr
S Coit Rd
289
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd



LOCATION MAP

The subject property is generally located north of Old Glendenning Road, and approximately 1,200 feet west of Coit Road

BACKGROUND

- The subject properties are approximately 42 acres and located within the City limits
- Celina ISD owns approximately 21 acres, and the City owns 21 acres
- The subject properties were zoned Single-Family Residential, Detached District (SF-R) in 2020, prior to the City and CISD purchasing the properties in 2022
- The request is to zone the properties to Community Facilities District (CF), which is the appropriate zoning district for government facilities

POLICY CONSIDERATIONS

- CF is the appropriate zoning designation for government-owned properties
- The rezoning request conforms with the Future Land Use Plan (FLUP)

RECOMMENDATION

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

Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan, Planning Director
CC: Dusty McAfee, Executive Director of Development Services
Date: March 21, 2024
Re: Lifeway Church – Development Agreement

Action Requested:
Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 14 acres, generally located north of County Road 58 and approximately 325 feet west of County Road 59, within the Extraterritorial Jurisdiction (ETJ). (Lifeway Church – Development Agreement)

Background Information:
This request is for a Development Agreement for a church on approximately 14 acres. Please refer to the attached documents for further information.

Legal Review:
N/A

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

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval as presented.

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Lifeway Church Location Map

City of Celina

2/28/2024

N W E S

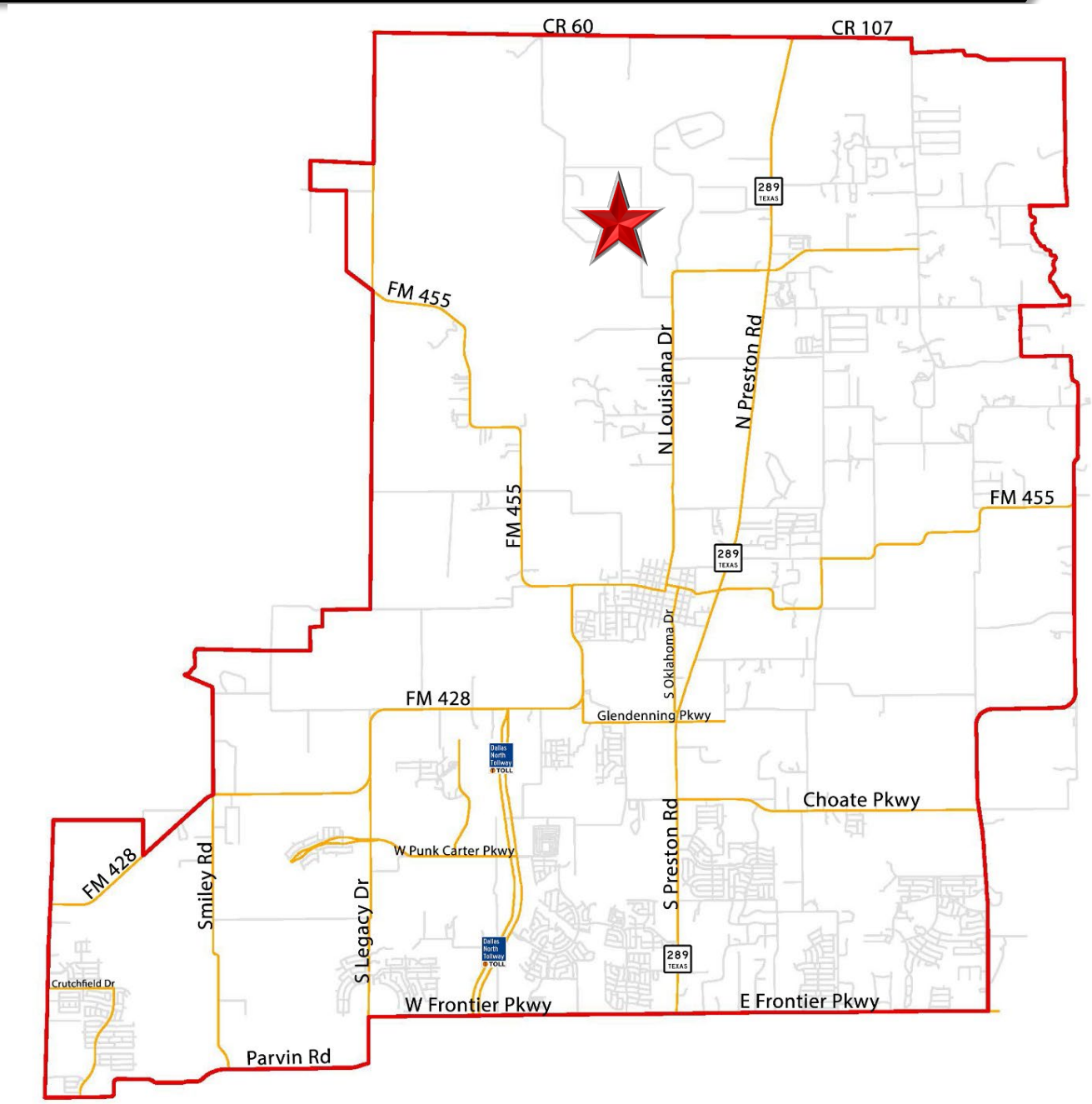
0 500 1,000

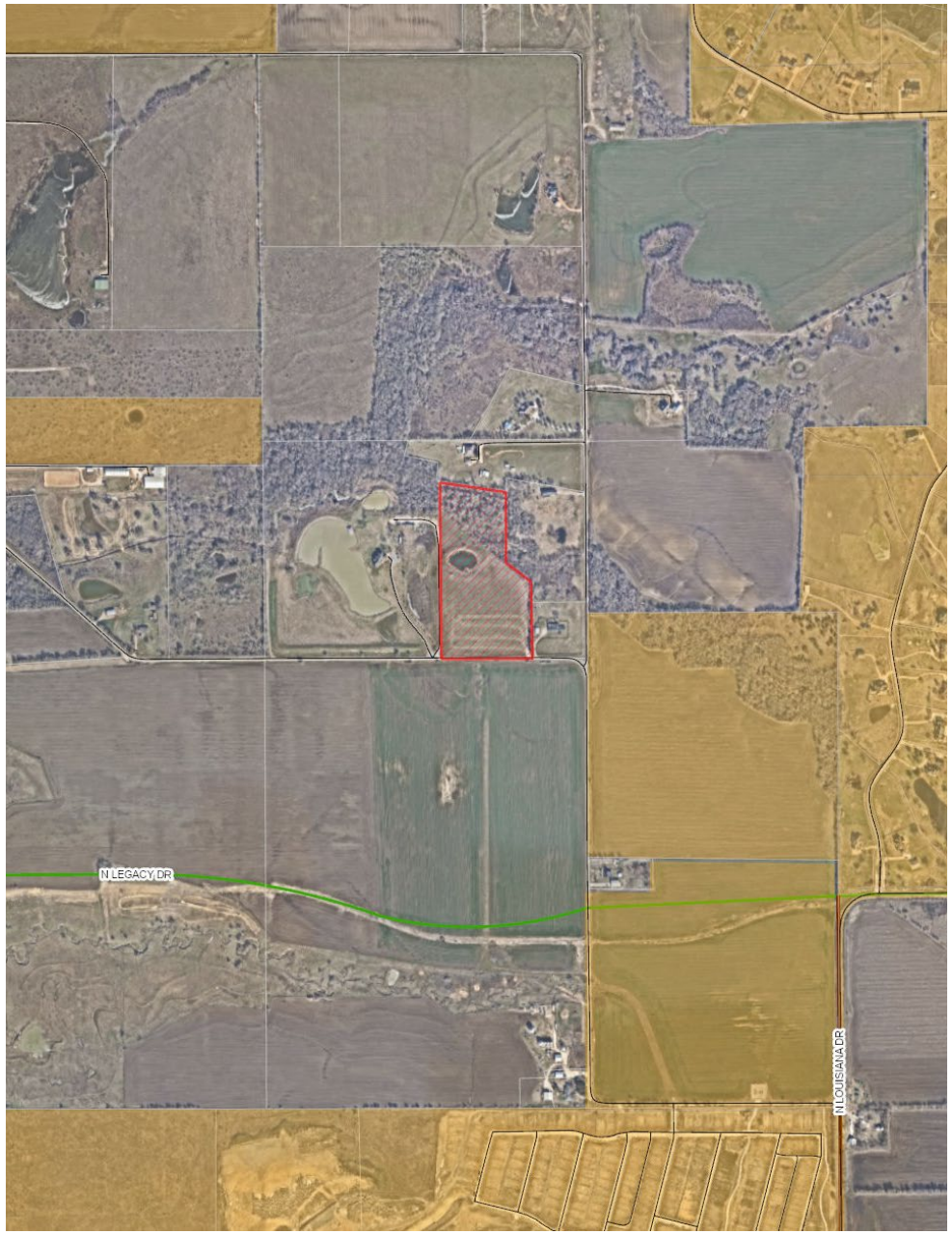
Feet

LIFEWAY CHURCH

Development Agreement

Planning & Zoning Commission
March 21, 2024


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



LOCATION MAP

The subject property is generally located at the northwest corner of CR 58 and CR 59, east of Legacy Hills and west of North Preston Lakes Estates

BACKGROUND

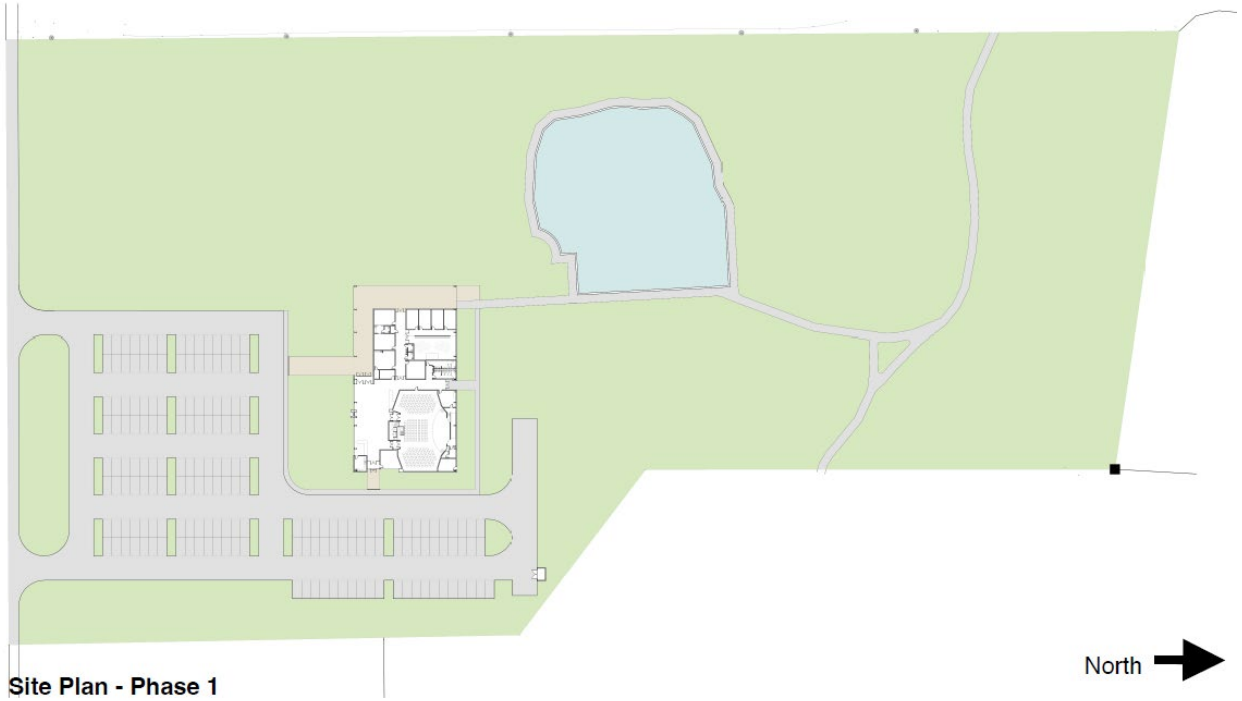
- The subject property is approximately 14 acres, located in the Extraterritorial Jurisdiction (ETJ)
- No pre-annexation agreement exists on the property
- The property owner desires to outline the future annexation and zoning that will apply to the tract through a Development Agreement (DA) with the City
- The DA would allow a start-up phase with reduced design standards, due to the lack of available infrastructure in the vicinity of the property
- The property owner is proposing a church

AGREEMENT OVERVIEW

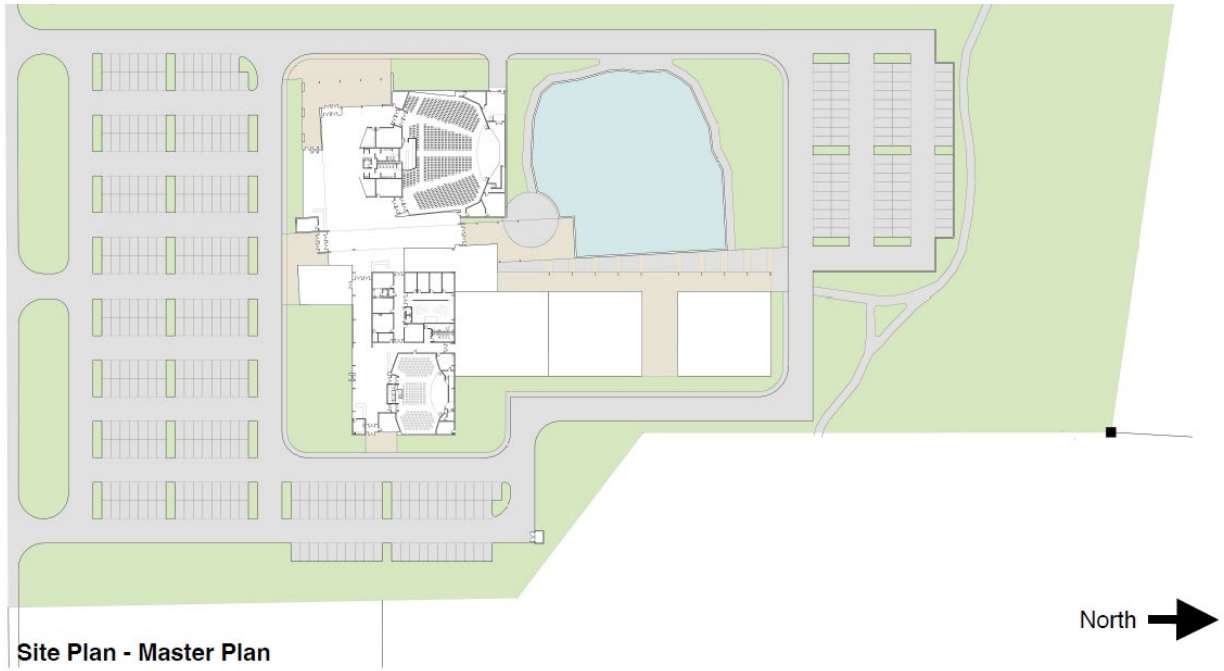
- Voluntary annexation and zoning to Community Facilities District (CF)
- Reduced architecture standards for Phase 1
- The following City requirements would be delayed until Phase 2:
  - Traffic study
  - CR 58 roadway improvements
  - Roadway & sewer impact fees
  - Connection to City sewer
  - Left-turn & right-turn lanes
  - Concrete spine trail along floodplain and around the pond
  - Meandering sidewalks along thoroughfares

RENDERING (PHASE 1)

CONCEPT PLAN



Site Plan - Phase 1



Site Plan - Master Plan

POLICY CONSIDERATIONS

- The DA brings 14 acres into the City Limits
- There are no land use restrictions in the ETJ, and the County has limited authority to require safety regulations
- Full conformance with City regulations during Phase 1 would be cost prohibitive for a church use
- Phase 2 and beyond will adhere to City regulations (architecture, infrastructure, etc.)
- Historically, the City has supported start-up phases for churches
- The proposed church is voluntarily annexing with no obligation to do so

RECOMMENDATION

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

Draft Development Regulations

Concept Plan

The subject property shall generally develop per the attached Concept Plan, which shows conceptual locations of future facilities and parking layouts. This arrangement may change in the future, in compliance with City standards. The subject property shall comply with all applicable City regulations, unless otherwise modified herein.

Zoning

The base zoning for the subject property will be Community Facilities District (CF).

Screening

- Due to the size of the lot, the perimeter is not required to have a masonry screening wall or landscaping; however, the requirements for street trees and all other interior landscaping still applies.

Phasing

- Gravel may be used for up to one-half the parking spaces within Phase 1, so long as parking is converted to concrete at time of the next phase.
- Future phases will be required to provide additional vehicular and pedestrian cross-access connections to adjacent properties.
- The required 12’ spine trail along the floodplain, 6’ concrete path around the pond, and meandering sidewalk along CR 58 shall be installed with Phase 2.
- The architecture and materials of the Phase 1 building shall meet the intent of the attached rendering. Metal is allowed so long as there are stone accents as well as articulation or other accentuated features that prevent a boxy look.
- Open space and enhanced landscape amenities, conforming to the Zoning Ordinance and Multi-Family & Commercial Vision Book, shall be installed with Phase 2.

Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan, Planning Director
CC: Dusty McAfee, Executive Director of Development Services
Date: March 21, 2024
Re: Landscaping & Tree Preservation – 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, Article 14.04: Site Development Standards, Part Two: Landscaping & Tree Preservation, to modify landscaping regulations. (Landscaping & Tree Preservation – Text Amendment)

Background Information:
This item is a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, Article 14.04: Site Development Standards, Part Two: Landscaping & Tree Preservation, to modify landscaping regulations. Please refer to the attached documents for further information.

Legal Review:
N/A

Supporting Documents:
1. Staff Presentation
2. Draft Text Amendment

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval as presented.

LANDSCAPING ORDINANCE

REVISIONS

Planning & Zoning Commission
March 21, 2024

BACKGROUND

- The *Scenic Texas* program recognizes Celina's development standards as *Platinum*, indicating that they are among the best in the state
- The Comprehensive Plan directed staff to proactively monitor development standards for improvements
- It is best practice to periodically review and revise regulations in order to maintain a healthy and functional regulatory framework (as well as the City's *Platinum* designation from *Scenic Texas*)
- It's timely to review the City's regulations for landscaping *(last updated in 2019)*

TIMELINE

- ~~February – Planning & Zoning Commission (Worksession)~~
- ~~March – City Council (Worksession)~~
- March – Planning & Zoning Commission (Public Hearing)
- April – City Council (Public Hearing)

BASICS OF LANDSCAPING

Process

- New subdivision, commercial, and multi-family developments submit landscape plans prior to construction
- Staff reviews the plans for conformity to the Landscaping section of the Zoning Ordinance

BASICS OF LANDSCAPING

General Standards

- Quality plant stock from the Approved Plant List
- 3" caliper trees at time of planting (2' tall for bushes)
- Anti-monoculture standard (25%)
- Other best practices (distance from hardscape, overhead lines, etc.)
- Large Canopy Tree & Small Ornamental Tree

BASICS OF LANDSCAPING

Commercial Interior

- Island and tree at terminus of each parking row
- Island and tree every 12 parking spaces
- Pedestrian connectivity throughout
- Façade trees along the front of larger buildings
- Enhanced Amenities (choose from pre-established list)

BASICS OF LANDSCAPING

Commercial Perimeter

- Perimeter landscape buffers & trees
- Evergreen screening shrubs for parking
- Evergreen requirement for trees adjacent to residential
- Signature Open Space (SOS), if applicable

BASICS OF LANDSCAPING

Subdivisions

- Masonry screening walls, perimeter landscaping, and trails are reviewed by staff
- Pedestrian connectivity emphasized
- Neighborhood Vision Book helps incorporate meaningful open space
- Amenity packages reviewed

BASICS OF LANDSCAPING

Tree Preservation

- All trees 6" and larger protected
- Trees categorized by size (DBH) and species (quality) to determine ultimate mitigation value
- Must mitigate either by paying a removal fee, or planting replacement inches
- Most projects pay into the Tree Fund, as replacement inches cannot double-count as credit for required landscaping

PROPOSED REVISIONS (OVERVIEW)

- The redline of proposed changes was attached in the packet for review
- Codifies any changes from the Vision Books
  - 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). Shared, regional approaches are encouraged.

PROPOSED REVISIONS (OVERVIEW)

- Clarifies internal policy where possible to improve customer service
  - The Approved Plant List is not intended to be an exhaustive inventory of all possible plants; rather, it is a selection of plants that are known to be appropriate and suitable for Celina.
- Eliminates platitude-type language that does not add value or cannot be enforced
  - ~~Developer discretion. These regulations are intended to encourage creativity, safety, visual diversity, and water conservation in landscaping.~~

PROPOSED REVISIONS (SPECIFICS)

- Updated regulations for detention ponds
  - Detention (dry) ponds. Shall be designed in a manner to be an amenity to the development by providing a six-to-one (6:1) slope, a large canopy tree each fifty (50) linear feet of the perimeter, benches, a perimeter concrete trail, and trash receptacles.
- Updated the Approved Plant List

ARTICLE IV, PART TWO, TABLE 1 APPROVED PLANT LIST		
LARGE CANOPY TREES		
Arizona Cypress*	Austrian Pine*	Cypress (Bald or Pond)
Bigtooth Maple	Burr Oak	Caddo Maple
Cedar Elm	Chinquapin Oak	Chinese Pistache
Dawn Redwood	Eastern Red Cedar*	Ginkgo
Italian Stone Pine*	Live Oak*	Mexican Sycamore
Pecan	Red Oak	Shantung Maple
Southern Magnolia*	Texas Ash	Trident Red Maple

PROPOSED REVISIONS (SPECIFICS)

- Improves trail connectivity
  - ➢ Trail Connectivity. All new development should connect into the City's trail system and provide meaningful pedestrian opportunities that exemplify Life Connected.
- Simplifies tree regulations for new residential homes

ARTICLE IV, PART TWO, TABLE 2 RESIDENTIAL TREES		
Size of Lot	Number of Large Trees	Number of Ornamental Trees
Urban	1 in front yard, when feasible	1
Suburban	2 total; 1 in front yard	1
Estate	4 total; 2 in front yard	1
Corner lots, all sizes	1 additional tree in side yard	-

PROPOSED REVISIONS (SPECIFICS)

- Improves language within Tree Preservation
  - No ~~building~~ development related permit shall be issued unless the applicant signs an application or permit request which states that all construction activities shall meet the requirements of the tree preservation ordinance. ~~The building official shall make available to the applicant a copy of the tree preservation ordinance.~~
- Adds language for the use of pollinator gardens
  - Pollinator Garden. A pollinator garden is a garden which is designed to provide for the needs of local pollinating species. This includes selecting native and adapted plants that will provide food for various life stages, along with physical features, to provide water and nesting habitat.
  - Minor Open Space (MOS) amenity option: Pollinator gardens or raised planter beds

RECOMMENDATION

- Staff recommends approval as presented

NEXT STEPS

- ~~February – Planning & Zoning Commission (Worksession)~~
- ~~March – City Council (Worksession)~~
- ~~March – Planning & Zoning Commission (Public Hearing)~~
- April – City Council (Public Hearing)

14.04.201 ..... General Administration.

(a) ***Purpose & Intent***. It is the purpose of this section to establish certain regulations pertaining to landscaping within the City of Celina. The City recognizes that landscaping can be a significant expense to businesses and residents. At the same time, landscaping improves the livability of residential neighborhoods, enhances the appearance and customer attraction of commercial areas, increases property values, improves the compatibility of adjacent uses, screens undesirable views, and reduces air and noise pollution. Furthermore, these regulations provide standards and criteria for new landscaping which are intended to promote the value of property, enhance the welfare, and improve the physical appearance of the City.

(b) ***Applicability***.

(1) The standards and criteria contained within this section are deemed to be minimum standards and shall apply to all new development and existing developments that are expanding or redeveloping thirty percent (30%) or more of the building footprint. In unique situations, the Director shall have the ability to review and modify the applicability of these standards to proposed development if site conditions limit or prohibit the practical application of the standards through the use and application of Minor Modifications.

(2) The official Tree Board for the City of Celina shall be the Planning & Zoning Commission.

(c) ***Enforcement***. The provision of this section shall be administered and enforced by the Director. If, at any time after the issuance of a CO, the approved landscaping is found to be in nonconformance to the standards of the approved landscape plan, the Director shall issue notice to the owner, citing the violation and describing what action is required to comply with this section. The owner, tenant, or agent shall have thirty (30) days from the date of said notice to restore the landscaping to that shown on the approved plan. If the landscaping is not restored within the allotted time, the owner, tenant, or agent responsible shall be in violation of the ordinance from which this article derives and is subject to fines and the loss of the CO.

(d) ***Permits***.

(1) Prior to the issuance of any development permit for any use other than single-family dwellings, a landscape plan shall be submitted to the Planning Department and approved by the Director.

(2) Prior to the issuance of a Certificate of Occupancy (CO) for any building or structure, all screening and landscaping shall be in place in accordance with the landscape plan required by this Article.

(3) In any case in which a CO is sought at a time in which the Director determines that it would not be practical to plant trees, shrubs, grass, or to lay turf, a CO may be issued notwithstanding the fact that the landscaping required by the landscape plan has not been installed provided the applicant deposits cash in an escrow account in the amount of the estimated cost of landscaping materials and installation that complies with this article. Such escrow deposit shall be conditioned upon the installation of all required landscaping within three (3) months of the date of the application and shall give the City the right to draw upon the escrow deposit to complete the said landscaping if the applicant fails to do so.

(4) If during a drought situation, as determined at the sole discretion of the City, and the Director determines it would be impractical to plant trees, shrubs, or grass, or to lay turf, a temporary certificate of occupancy may be issued. All landscaping required by the landscape plan shall be installed within 120 days of the latter of the date of issuance of the temporary certificate of

occupancy or the lifting of the drought restrictions. Failure to timely complete the installation and obtain the final acceptance from the City of the landscaping required by the landscape plan shall be deemed to be a violation of this Article and the temporary certificate of occupancy shall be revoked.

14.04.202 ..... Definitions.

Berm. An earthen mound designed to provide visual interest, screen undesirable views, and/or decrease noise levels.

Bubbler. An irrigation type that allows water to gently soak into the ground with minimal erosion or loss of water due to evaporation.

Caliper. The diameter of a tree trunk measured twelve (12) inches above ground level. The caliper of a multi-trunk tree is determined by the full caliper of the largest trunk, plus half (½) the caliper of the other trunks. This measurement is used for newly planted trees.

Clear-Cutting. The removal of all trees or a significant majority of the trees on a parcel of land.

Critical Root Zone (CRZ). The area of undisturbed natural soil around a tree defined by a concentric circle with a radius equal to the distance from the trunk to the outermost portion of the drip line but not less than one foot radius for each one inch DBH.

Diameter at Breast Height (DBH). The diameter in inches of a tree as measured through the main trunk at a point four and one-half (4½) feet above the natural ground level.

Director. The Planning Director of the City of Celina or his/her designee.

Drip Line. A vertical line run through the outermost portion of the crown of a tree and extending down to the ground.

Drought Tolerant/Low Water Demand Plant. The ability of a plant to be drought tolerant is primarily due to the plant's ability to limit water loss through the leaves and acquire more water through the roots. Plants have developed several mechanisms to reduce water loss, many of which can be recognized in native and cultivated plants.

Fencing, Protective. Snow fencing, chain-link fencing, orange vinyl construction fencing or similar fencing with a four (4) foot approximate height. The Director shall determine the appropriate type of fencing for any particular property or portion thereof. This fencing is intended to be of a temporary nature.

Grass, Ornamental. A grass type that is generally considered in the landscaping industry to have ornamental qualities, and which is typically grown in a flower garden. Ornamental grass typically grows to a height of between six (6) inches and thirty-six (36) inches and does not tolerate being cut below six (6) inches. These said grasses are usually used as an accent grass and not the main coverage of a yard. These grasses are commonly grown for the display of their leaves or flowers and may contain a variety of colors depending on the season.

Grass, Turf. Grass commonly used in regularly cut lawns or play areas, such as, but not limited to: Bermuda, St. Augustine, Fescue, and Ryegrass blends.

Green. An open space, available for unstructured recreation. A green may be spatially defined by streets, landscaping, and/or building frontages. Its landscape shall consist of lawn and trees.

Groundcover. Low growing plants, deciduous or evergreen species that cover the ground and used instead of turf. Plants that generally do not exceed eighteen (18) inches in height are classified as groundcover.

Impervious. A substance that does not allow the passage of water through it.

Irrigation system. An automatic watering system designed for watering landscaping and landscaped areas for

a specified amount of time at a specified time of day. Irrigation systems are typically used to conserve water and time. All irrigation systems shall be equipped with an approved backflow prevention device to protect the water supply (if connected to Celina water supply) and a freeze and rain sensor.

Landscape Buffer. The area within the boundaries of a given lot or, where applicable, the adjoining street right-of-way, which is devoted to and consists of plant material, including, but not limited to, grass, trees, shrubs, flowers, vines and other groundcover, native plant materials, planters, brick, stone, natural forms, water forms, aggregate, and other landscape features.

Landscaping. Any live plant material such as trees, shrubs, groundcover, and grass used in spaces void of any impervious material or building structure and areas left in their natural state.

Limits of Construction. A line of delineation on the tree preservation plan which shows the boundary of the area within which all construction activity will occur.

Low Water Use Irrigation System. The term low water use irrigation system is used to describe any low-pressure system that applies water in a controlled area. The most important feature of these systems is that it applies water very slowly and allows the water to be absorbed fully into the soil with minimal evaporation loss.

Mews. An open space at the front of a double row of residential units in lieu of a street. Vehicle access and mailing addresses via the associated alleyway.

Overhang Zone. The area adjacent to the edge of a parking space on which portions of a vehicle (such as the hood or the trunk) overhangs the sidewalk or landscaped area, rendering this space unusable for pedestrian use.

Parkway. The area of public right-of-way located between the curb or edge of pavement and the property line or between the curb or edge of pavement and the sidewalk.

Plaza. An open space available for civic purposes and public commercial activities. A plaza is spatially defined by adjacent building frontages. Its landscape shall consist primarily of pavement, but may include shade in the form of planters with small ornamental trees or structure. Plazas frequently utilize fountains or water features.

Pollinator Garden. A pollinator garden is a garden which is designed to provide for the needs of local pollinating species. This includes selecting native and adapted plants that will provide food for various life stages, along with physical features, to provide water and nesting habitat.

Screening. A technique used to protect and separate uses and site functions from one another for the purpose of decreasing adverse noise, wind or visual impacts, and to provide privacy and security (e.g., walls, fences, berms, landscaping).

Shrub. A self-supporting woody perennial plant of low to medium height characterized by multiple stems and branches continuous from the base, usually not more than ten (10) feet in height at maturity.

Sight Triangle (Visibility Triangle). The area of unrestricted visibility required at a corner to allow for the observation of other vehicular movement, pedestrians, and cyclists in the proximity of intersecting streets and sidewalks.

Square. An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages or streets. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares.

Topsoil. Topsoil is the surface layer of soil containing partly decomposed organic debris, and which is usually high in nutrients. This term may also apply to good quality soil sold at nurseries and garden centers.

Tree. Any self-supporting woody perennial plant which will attain a minimum trunk diameter of three inches (3") DBH and normally attains an overall height of at least fifteen (15) feet at maturity, usually with one (1)

main stem or trunk and many branches. It may appear to have stems or trunks. The following further define specific tree types.

- *Tree, Large Canopy.* A tree characterized by its high crown of foliage or overhead canopy, a large woody perennial usually having one trunk and numerous branches reaching a mature height of at least thirty (30) feet and a mature crown of at least twenty-five (25) feet.
- *Tree, Small Ornamental.* A relatively low growing tree that may grow to a mature height of up to twenty-five (25) feet and a mature crown of up to fifteen (15) feet and provide color due to its fruit, berries, flowers, or leaves.
- *Tree, Protected.* Any tree that has a trunk DBH of six (6) inches or greater at a height of four and one-half (4½) feet above the ground or which is otherwise noteworthy because of species, age, size, or rarity.
- *Tree, Replacement*. A tree species from the City's approved plant list with a minimum caliper size of three (3) inches and height of seven (7) feet.
- *Tree, Signature.* A tree of unique species that is not regularly used or a tree of sufficient size at time of planting, to be no less than 6" in DBH, within a prominent location, or is otherwise distinguished.
- *Tree, Urban.* A tree specifically selected for its ability to withstand harsh urban conditions, its relatively low maintenance, its suitability for use in the streetscape through its noninvasive root system and upright branching habit, and its associated imagery and overtones.

Weeds. Vegetation that because of its height and growth pattern is objectionable, unsightly, invasive, or unsanitary; this term specifically excludes ornamental grasses, shrubs, bushes and trees, cultivated flowers, and cultivated crops.

Xeriscaping. A method of landscaping that emphasizes water conservation, accomplished by following sound horticultural and landscaping practices, such as planning and design, soil improvement, limited turf areas, use of mulches, use of low water demand plants, efficient irrigation practices, and appropriate maintenance.

Yard. A yard is defined as an open space adjacent to a building that is generally kept with natural grass and/or plants and is pervious in nature. The following further define specific yard types.

- *Yard, Front.* The area extending across the front of a lot between the side property lines and the minimum horizontal distance between the street, the main building, or any projections thereof other than the projections of uncovered steps, balconies, or porches.
- *Yard, Rear.* The area extending across the rear of a lot and being the required minimum horizontal distance between the rear lot line and the rear of the main building or any projections thereof other than the projections of uncovered steps, unenclosed balconies, or unenclosed porches.
- *Yard, Side.* The area between the main building and the side line of the lot, and extending from the required front yard to the required rear yard and being the minimum horizontal distance between a side lot line and the side of the main buildings or any projections thereof.

14.04.203 ..... Landscape Plans.

(a) ***Landscape Plan Submittal***. Landscape plans shall be submitted to the Planning Department as a part of the site plan submittal, building permit, paving, grading, or construction permit. The Director shall review such plans for compliance with these regulations. If the plans are not in compliance, they shall be disapproved and shall be accompanied by a written statement setting forth the changes necessary for compliance.

(b) ***Landscape Plan Requirements***. All required components of the landscape plan are listed in the Landscape Plan Checklist, available on the City of Celina website.

(c) ***Landscape Standard Notations***. All required standard notations are listed in the Landscape Plan

Checklist, available on the City of Celina website.

(d) ***Additional Requirements.***

(1) No substitutions for plant materials are allowed without approval by the Director.

(2) The right-of-way parkway area adjacent to required landscape areas shall be maintained by the adjacent property owner in the same manner as the required landscape area. All driveways will maintain visibility sight lines as required by the Engineering Design Standards. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage.

(3) When power lines are present, large canopy trees should not be planted underneath the lines and should be oriented in a manner to avoid conflict. However, substitution of plant material is not allowed without prior written authorization from the Director.

(4) All trees are to be equipped with a bubbler irrigation system.

(5) Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material, per this Article.

(6) All streetscape furniture (benches, bollards, lampposts, trash receptacles, patio furniture, bike racks, dog waste stations, etc.) shall be a chip and flake resistant metal, decorative, and generally black or neutral in color.

14.04.204 ..... Landscape Standards.

(a) ***Quality***. Plant materials used in conformance with the provisions of this article shall conform to the standards of the American Standard for Nursery Stock, or equal thereto. Grass seed, sod, and other material shall be clean and reasonably free of weeds and noxious pests and insects.

(b) ***Quantity***. The quantity of plant materials required by this article must equal or exceed the minimum number of plants required by this article. All required landscaped open areas shall be completely covered with living plant material. Mulch and rock may be used in conjunction with shrub and tree plantings in limited applications.

(c) ***Trees***. Trees required by this article shall be from the *Approved Plant List* or an alternate species approved during Plan Review. All required trees shall be common to this area of Texas. Large canopy or evergreen trees shall be of a minimum of three (3) caliper inches at time of planting and required small ornamental trees shall not be smaller than two (2) caliper inches in size at the time of planting. When the type of tree required is unclear, it is assumed that a large canopy tree is required.

(1) No more than twenty-five percent (25%) of the required trees shall be of the same species for any tree type (large, small, or urban) in order to discourage monocultures and the spread of disease. However, sites that require ten (10) or fewer trees are exempt from this regulation.

(2) Three (3) trees from the small ornamental tree list may be substituted for one (1) large canopy tree in special circumstances with the approval of the Director, not to exceed twenty-five percent (25%) of the required large trees.

(3) Large canopy trees must be planted four (4) feet or greater from curbs, sidewalks, utility lines, screening walls, and/or other structures. Small trees may be placed closer than four (4) feet, with approval on landscape plan. Utility installations that includes common trench and conduit banks are exempt from the large canopy tree planting distance requirements.

(4) Trees and shrubs shall not overhang or encroach upon walkways, drives, parking areas, and traffic signs to the extent that they interfere with the intended use of these facilities.

(5) Tree wells shall be a minimum twenty (20) square feet in size with generally similar lengths and widths.

(6) Trees required in line with one another, such as perimeter trees, right-of-way, or median trees may

DRAFT

be clustered for visual effect, upon the approval of the Director.

(d) ***Shrubs & Hedges***. Evergreen screening plants shall be at least twenty-four (24) inches high at time of planting, shall be a type and species on the recommended plant list that will attain a minimum height of three (3) feet within eighteen (18) months of planting, and will form a continuous hedge. Sporadic breaks in the hedgerow may be approved to achieve unique designs.

(e) ***Vines***. Vines shall be a minimum of two (2) feet in height immediately after planting and may be used in conjunction with fences, screens, or walls to meet screening requirements as specified.

(f) ***Groundcovers***. Groundcovers used in lieu of grass in whole and in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within one (1) year of planting.

(g) ***Lawn Grass***. Grass areas shall be sodded, except that large, expansive lawn areas may be hydromulched, plugged, sprigged, or seeded with approval from the Director, as long as the edges, adjacent to the curb and within six (6) feet of the sidewalk or curb, are sodded, to reduce water and soil runoff.

(h) ***Park Space.*** *If used for recreation, a park shall not have impervious cover exceeding 20% of the space area.*

(i) ***Open Space.*** Residential and non-residential developments shall provide 20% open space with a minimum of 50% of that open space being "usable open space."

(j) ***Credit for Existing Trees***. Any protected trees, other than Type 3 trees, preserved on a site meeting the herein specifications may be credited toward meeting the tree requirement of landscaping provisions that apply to the area where the tree is preserved. Trees of exceptional quality due to size, large canopy cover, trunk diameter, rareness, age, or species may, at the discretion of the Director, be credited as more than one tree under the minimum landscape area requirements.

(k) ***Development Entries***. The landscape island at the main entrances to a development shall be within a platted common area lot (residential) or landscape easement (commercial). Landscaped entries shall include a significant entry feature or other focal point, which may include a monument entrance sign and/or landscaping creating a "sense of arrival." These features may be subject to a licensing agreement. Entry designs shall be subject to the approval of the Director.

(l) ***Unsustainable Structures***. For any proposed structure that does not meet the Architectural Design Standards of Article 14.06 of the Zoning Ordinance, the Fire Code, or the Building Code, the following setbacks and landscape screening apply:

(1) A fifty (50) foot front yard landscape buffer with two rows of Eastern Red Cedar planted on a minimum three (3) foot high earthen berm, each row spaced twenty (20) feet on center and staggered from each other;

(2) Twenty (20) foot side and rear yard landscape buffers with one row of Eastern Red Cedar trees spaced twenty (20) feet on center.

(m) ***Trail Connectivity***. All new development should connect into the City's trail system and provide meaningful pedestrian opportunities that exemplify Life Connected. The following requirements apply to all new development, subject to review and approval by the Director:

(1) Trails shall be provided per the Master Trails Plan.

(2) Trails shall be provided along floodplains, creeks, utility easements (e.g. gas and overhead), ponds, open spaces, and other situations that promote connectivity.

(3) Connections into the trail system should be provided where possible, such as at eyebrows, elbows, cul-de-sacs, and other opportunities. Barrier-free Ramps (BFRs) shall be incorporated so that pedestrians and other trail users do not encounter curbs while recreating.

(4) Trails shall be adequately shaded, either by existing tree canopy or a large canopy tree every 50 linear feet. Trails shall receive adequate safety illumination.

(5) Trails should receive adequate amenities, such as benches, trash receptacles, dog waste stations,

trail markers where applicable, and other similar amenities.

(6) Trails should be concrete and the following widths apply:

i. Spine Trails: 12’ wide
ii. Internal Trails: 8’-10’ wide
iii. Smaller Connections: 6’ wide
iv. Sidewalks: 10’ wide adjacent to arterials; 8’ wide adjacent to 4-lane roadways; 6’ wide adjacent to collectors; and 5’ wide for general streets.

(n) ***Detention/Retention Ponds***. Stormwater control devices, such as detention/retention basins, ponds, and linear ditches, shall be landscaped to enhance their visual impacts. Such landscaping shall not negatively affect the operation of such devices, but may include suitable planting materials that will help control siltation, erosion, and improve beautification, and in all cases the ponds shall be vegetated. Ponds shall be designed per the following:

(1) Detention (dry) ponds. Shall be designed in a manner to be an amenity to the development by providing a six-to-one (6:1) slope, a large canopy tree each fifty (50) linear feet of the perimeter, benches, a perimeter concrete trail, and trash receptacles.

(2) Retention (wet) ponds. Shall be designed in a manner to be an amenity to the development by providing a reduced four-to-one (4:1) slope, a large canopy tree each fifty (50) linear feet of the perimeter, benches, a perimeter concrete trail, and trash receptacles. Such ponds shall include aeration and a fountain to ensure water quality.

(3) Fencing. Fencing is discouraged; however, if a safety fence is required, then it should be a minimum four (4) foot high black tubular metal (such as wrought iron).

(4) Design. Pits (holes with sheer walls) are generally not permitted. The Director may discretionarily approve pit designs in unique circumstances where conformance with design standards is demonstrated and verified to not be pragmatic. Cost and convenience are inappropriate conditions to warrant pit consideration. Any pit design, if approved, must be decorative with masonry cladding, and decorative metal safety fencing with evergreen landscaping. Additional amenities, such as benches, concrete trail, and aeration, may be required by Staff.

(5) Concrete Trails. Concrete paths shall be provided on top of the bank, around the pond, and shall appropriately connect into adjacent and internal pedestrian networks. Trails around smaller ponds may be 5’ in width, and trails around larger ponds shall be a minimum of 8’ in width. While the widths of trails may vary, a minimum 10’ flat space is required at the top of the bank. Alternative designs may be considered by the Director.

(6) Other Requirements. Detention or retention ponds shall not be within the perimeter roadway buffer. Any concrete structures over 6” in height, including headwalls, bridges, wall, culverts, retaining walls, and like structures, shall be clad in masonry. Minor Modifications may be considered for valid constructability issues or geological and topographical conditions that prevent conformance.

(o) ***Sight Visibility.*** In complying with the landscaping requirements set forth herein, no landscaping shall be permitted to cause visibility obstructions and/or blind corners at intersections.

(1) Landscaping within the triangular visibility area shall be designed to provide unobstructed vertical cross-visibility at a level between three (3) and ten (10) feet in height. Trees may be permitted in this area provided they are trimmed in a manner that prevent limbs or foliage from extending into the vertical visibility area. The center of roundabouts or traffic circles shall have enhanced planting, and are encouraged to have a decorative vertical element, such as art or signage, with Celina branding.

(p) ***Site Utilities.***

DRAFT

(1) All utility lines (including individual service lines, transmission lines and distribution lines) shall be underground, below the finished grade of the right of way. Any existing poles, guy wires, and related structures used to support overhead prior to burial shall be removed.

(2) Utility infrastructure should be mounted on pads at ground level and appropriately screened. Although discouraged, if within the right of way, equipment should not block sidewalks or visibility at intersections.

14.04.205 .....Plant List

(a) ***List of Approved Plant Materials.*** All required plant material shall be from the following list unless alternate plant materials are approved by the Director. Additional plant materials can and are encouraged to be used on the site, but the required plantings must adhere to the Approved Plant List. Plants with an asterisk (*) are appropriate for taller evergreen screening purposes, if appropriately spaced to create a contiguous opaque screen. The list below is not intended to be an exhaustive inventory of all possible plants; rather, it is a selection of plants that are known to be appropriate and suitable for Celina.

ARTICLE IV, PART TWO, TABLE 1 **APPROVED PLANT LIST**		
LARGE CANOPY TREES		
Arizona Cypress*	Austrian Pine*	Cypress (Bald or Pond)
Bigtooth Maple	Burr Oak	Caddo Maple
Cedar Elm	Chinquapin Oak	Chinese Pistache
Dawn Redwood	Eastern Red Cedar*	Ginkgo
Italian Stone Pine*	Live Oak*	Mexican Sycamore
Pecan	Red Oak	Shantung Maple
Southern Magnolia*	Texas Ash	Trident Red Maple
SMALL ORNAMENTAL TREES		
Crape Myrtle (Tree Form)	Desert Willow	Eve's Necklace
Italian Cypress	Lacey Oak	Mexican Buckeye
Mexican Plum	Nelly R. Steven's Holly*	Oakland Holly*
Possumhaw Holly	Redbud	Magnolia (Teddy Bear or Little Gem)*
Rusty Blackhaw Viburnum	Vitex (Tree Form)	Yaupon Holly
SCREENING SHRUBS (minimum 3' tall at maturity)		
Abelia	Barberry	Boxwood
Chinese Fringe Flower	Cotoneaster	Decorative Grasses
Elaeagnus (Silverberry)	Euonymus	Indian Hawthorn
Juniper (several varieties)	Texas Sage	Holly (several varieties)

14.04.206 ..... Residential Landscape Requirements.

(a) ***General Regulations***. While specific landscape plans are not required for detached single-family homes, the following standards must be met for new homes prior to the issuance of a Certificate of Occupancy.

(1) Irrigation required. All front yards must be irrigated with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (ET) weather-based controllers.

(2) Tree bubblers required. All trees are to be equipped with bubbler irrigation systems.

(3) Mews. All mews designs must be amenitized per the Neighborhood Vision Book.

(4) Yard. All residential lawns must be covered with vegetation, grass, or other living groundcover in order to help retain the soil and prevent erosion. Mulch, living groundcover, gravel, rock gardens, and decorative stone may be used for creating patterns, beds, erosion control, and in other limited application; however, their use shall not be the predominant groundcover.

i. Stone, gravel and rock. If stone, gravel, decorative rock, crushed granite, or other non-plant derived materials are used in a residential front yard, no more than thirty percent (30%) of the yard area may be made up of these materials. Non-plant derived materials should be used as an accent to the areas of the lawn made up of sod, living ground cover, low bushes or plants, or mulch and shall include vegetative plantings within the stone/rock beds. In no case shall stone, gravel, rock or other non-plant derived materials be installed so that an impermeable surface area is created.

ii. Artificial or synthetic turf. Artificial or synthetic turf is prohibited in any yard that can be viewed from a public street.

iii. Xeriscape. Also commonly called pollinator gardens or wildscapes, the use of drought-resistant or native and adapted plants is not discouraged. When utilized, there should not be a reduction in the required number of large canopy trees or any maintenance deferrals that result in a predominance of weeds or other nuisance, and non-plant material may exceed the 30% standard above if the drought-resistant garden is heavily planted.

(b) ***Required Trees.***

ARTICLE IV, PART TWO, TABLE 2 RESIDENTIAL TREES		
SIZE OF LOT	NUMBER OF LARGE TREES	NUMBER OF ORNAMENTAL TREES
Urban	1 in front yard, when feasible	1
Suburban	2 total; 1 in front yard	1
Estate	4 total; 2 in front yard	1
Corner lots, all sizes	1 additional tree in side yard	-

(c) ***Open Space Types***. The following table applies to all new residential development.

ARTICLE IV, PART TWO, TABLE 3 OPEN SPACE TYPES			
	SIZE & LOCATION	MANDATORY ELEMENTS	ADDITIONAL ELEMENTS (SELECT 2)
Block Park End Cap	• Min. 350 sf • Central to and walkable for the surrounding 5-10 houses • 5-10 users • Min. 15' width at entry point • Area shall be contiguous • Calculation may include area that is less than 15' wide	• Seating • Shade • Concrete pathways	• Community garden plots • 50% enhanced planting • String lighting • Fire or planting pits • Picnic tables • Comparable element to be approved by the Director

	but contiguous with the park space		
Block Park Mid-Block		• Seating • Shade • Concrete pathways	• Community garden plots • 50% enhanced planting • Fire pits • Picnic tables • Comparable element to be approved by the Director
Pocket Park	• 0.1–0.25 acre • Walkable for the surrounding 25 houses • 10-25 users • May be a lot leave-out or trailhead to a larger system, or a plaza for more dense urban products • Min. 2,500 sf • Min. 20’ wide at entry point • Area must be contiguous • Calculation may include area that is less than 20’ wide but contiguous with the park space	• Seating • Shade	• Pathways • Tot lot • Community garden plots • Outdoor quality games (bocce ball, cornhole, chess, connect 4, etc.) • Shrub row along row sidewalk to provide a soft barrier from the adjacent roadway • Comparable element to be approved by the Director
Parklet Park	• 0.25–1.0 acre • 25-50 users • Walkable for less than a 5-minute walk • Min. 10,000 sf • Min. 50’ at entry point • Area shall be	• Seating • Shade • Pathways • Turf area for neighborhood events	• At least one play area or tot lot shall be provided for every 100 homes and protected from adjacent streets by planting, low wall, or fencing

DRAFT

	contiguous • Calculation may include area that is less than 50' wide but contiguous with the park space		not to exceed 36" in height • Community garden plots • Outdoor quality games such as bocce ball, cornhole, chess, connect 4, etc. • Fire pits • String lighting • Comparable element to be approved by the Director
Neighborhood Park	• 0.5–2.0 acres • Min. 20,000 sf • 50-100 users • Centrally located within a ¼ mile to ½ mile distance. Provide multiple neighborhood parks for larger developments. Where applicable, neighborhood parks shall connect to city parks, schools, and/or natural corridors and these elements shall be designed to function well together and form the same space.	• Parking • City of Celina trail gateway signage where connecting to hike and bike trails • Seating • Shade • Commercial-grade playground • Play area • Pathways	• Picnic areas • Additional play areas or fields • Swimming pool or splash pad • Fountain • Gazebo
Amenity Center	• 1.5 Acres+ • Min. 20,000 sf • Centrally located within a ½ mile radius • Shall generally be included as part of the 1st phase of	• Parking • Seating • Open air or conditioned building • Shade (at least one structure shall have a solid	• Picnic areas • Additional play areas or fields • Swimming pool or splash pad • Fountain • Gazebo • Community

DRAFT

	development, unless otherwise adjusted by an associated development agreement or pd • Multiple amenity centers are required if a neighborhood is divided by a collector/arterial, or approximately every 600 lots	roof to provide full shade) • Commercial-grade playground • Play area • Pathways	garden plots • Outdoor quality games such as bocce ball, cornhole, chess, connect 4, etc. • Hammocks • Art • Commercial-grade fitness equipment
Linear Park	• May be a natural corridor, utility corridor, designed linear park, or trail connector, if appropriately amenitized	• Parking • Seating • Shade • Commercial-grade playground • Play area • Pathways	• Picnic areas • String lighting • Enhanced planting • Enhanced paving • Additional play areas or fields • Fountain • Gazebo

14.04.207 ..... Non-Residential Landscape Requirements (including Multi-Family).

(a) ***General Requirements***.

(1) Variety. Applicants are encouraged to plant a variety of ornamental trees, shrubs, and flowers in addition to the required plantings to add color and distinction to the site. Any permeable surface not occupied by trees, shrubs, planting beds, signs, or other permitted fixtures shall be planted with turf or other living groundcover.

(2) Stone, gravel, & rock. If stone, gravel, decorative rock, crushed granite, or other non-plant derived materials are used in any landscaped area, no more than twenty percent (20%) of the area may be made up of these materials. Non-plant derived materials should be used as an accent to the landscaped areas made up of sod, living ground cover, low bushes, plants, or mulch and may include vegetative plantings within the stone/rock beds. In no case shall stone, gravel, rock or other non-plant derived materials be installed so that an impermeable surface area is created.

(3) Artificial or synthetic turf prohibited. Artificial turf is generally prohibited, but may be permitted in internal, programmed areas such as courtyards, patios, and locations that are not visible from a public street.

(4) Vegetative screening. Plants and shrubs used for screening parking lots, mechanical equipment, and other screens shall be at least twenty-four (24) inches high at time of planting that will form a continuous hedge. Plants utilized for screening taller objects or situations should have taller heights at time of planting.

(5) Non-vegetative screening. Any landscape barrier (e.g. decorative walls or earthen berms) shall be a minimum of three (3) feet high at time of installation.

(b) ***Interior Landscape Requirements***.

(1) Parking lots.

i. *Parking lot islands and terminus row islands.* Parking lots shall contain curbed landscaped islands located to best relieve the visual expanse of paving and provide shade. Such islands shall contain at least one (1) large canopy tree, and shall be located at the terminus of all parking rows. The remainder of the island space shall be landscaped with shrubs, lawn, and living groundcover not to exceed three (3) feet in height. The minimum total area of such islands shall be approximately 180 square feet (9' X 20') feet or the size of a parking space, but may be designed so that the radii helps to facilitate traffic maneuverability. In unique circumstances, materials suitable for the parking lot island other than natural plant materials may be approved by the Director, such as crushed granite, river rock, or pavers.

ii. *Parking lot island spacing.* Parking lot islands shall not be spaced greater than every twelve (12) spaces unless approved on the landscape plan in order to preserve existing trees and natural features or due to unique site features. In all cases, the total area requirements for landscaped islands for the respective parking areas shall be satisfied.

iii. *Light poles.* All free-standing light poles shall have a maximum six (6) inch tall base. If a taller base is proposed, it shall be clad in masonry that matches the primary structure. All light poles shall be placed within a conforming landscaped area or other raised bed to distinguish it from the parking spaces and minimize vehicle contact.

(2) Drive Aisles.

i. *Divided driveways*. Developments shall construct a divided driveway at the main entrance when aligned with a median break. .

ii. *Vehicular access drives*. Along major access lanes, a 10' wide landscape buffer with a 5' wide concrete sidewalk and a small ornamental tree every thirty (30) linear feet is required.

iii. *Drive-thrus*. A raised, minimum 6' wide landscape island is required along the edge of drive-thrus to separate and screen them from other vehicular use areas. Comparable screening or landscaping may be considered by staff.

(3) Interior Sidewalks.

i. *Big Box walkway*. "Big Box" stores or large shopping centers, in lieu of providing a tree every twelve (12) parking spaces, may choose to provide a centralized, concrete pedestrian avenue, with a large canopy tree every thirty (30) linear feet, subject to review and approval by the Director. This does not waive the requirement for trees located at the terminus of each parking row.

ii. *Facade Trees*. In "big box" or shopping center developments of 50,000 square feet or more, or with long in-line facades, a small ornamental tree shall be planted every forty (40) feet on center within a minimum twelve (12) foot wide sidewalk along active storefronts.

iii. *Storefront sidewalks*. Active retail storefronts shall maintain a minimum 10' wide concrete sidewalk. Entrances and crosswalks should receive decorative paving.

(4) Open Areas. Open spaces shall have one (1) large canopy tree planted every 5,000 square feet, in addition to amenities such as seating or other gathering opportunities. Staff may authorize minor modifications for tracts with extensive perimeter ROW tree requirements, tracts with extensive tree cover, or for areas intended for active recreation or detention.

(5) Exception to interior landscape requirements. Industrial uses may be exempt from the interior landscape requirements, subject to review and approval by the Director, but perimeter landscaping requirements, listed below, must be met.

(c) ***Perimeter Landscape Requirements***.

(1) Right-of-Way Adjacencies.

i. All non-residential developments (including multi-family) shall screen vehicular use areas from the public right-of-way with an evergreen hedge, berm, or other durable landscape barrier, or a combination of the above.

ii. Landscape easements adjacent to the public right-of-way shall contain at least one (1) large canopy tree for every forty (40) linear feet or fraction thereof of street frontage, inclusive of driveways.

iii. In addition, one (1) small ornamental tree shall be provided for every forty (40) linear feet or fraction thereof of street frontage, inclusive of driveways.

(2) Non-Residential Adjacencies.

i. All non-residential developments (including multi-family) shall provide a landscape buffer of ten (10) feet when adjacent to land uses other than single-family.

ii. Landscape buffers adjacent to similar land uses shall contain at least one (1) large canopy tree for every forty (40) linear feet or fraction thereof of adjacency.

iii. In addition, one (1) small ornamental tree shall be provided for every forty (40) linear feet or fraction thereof of adjacency.

iv. When the land uses are within the same shopping center, the landscape buffer between property lines may be reduced to a total of ten (10) feet (e.g. five feet from each lot) and trees may serve as credit to both properties, in certain circumstances, with the approval of the Director. The minimum landscape buffer adjacent to the railroad tracks is 20' wide when outside of Downtown.

(3) Residential Adjacencies.

i. All non-residential developments (including multi-family) shall provide a minimum landscape buffer of twenty (20) feet when adjacent to single-family residential properties.

ii. Landscape buffers adjacent to single-family residential properties shall contain at least one (1) large evergreen canopy tree for every thirty (30) linear feet or fraction thereof of adjacency.

iii. In addition, one (1) small ornamental tree shall be provided for every thirty (30) linear feet or fraction thereof of adjacency.

(d) ***Enhancements & Open Space***

(1) Purpose. The purpose of the site enhancements & open space systems is to allow developers the freedom to design interesting and unique landscaping to augment the architecture and theme of the development. Developers are encouraged to be creative in selecting the amenity type to create unique and memorable features. Elements, both in terms of quality and quantity, shall be in scale with the development, as determined by the Director. The element lists in each category are not intended to be exhaustive, but provide general guidance for the expected level of quality for the development.

(2) Applicability Table.

ARTICLE IV, PART 2, TABLE 4
ENHANCEMENTS & OPEN SPACE

DEVELOPMENT TYPE	SITE ENHANCEMENTS	MINOR OPEN SPACE	SIGNATURE OPEN SPACE	AMENITY CENTER OPEN SPACE
Small, Single-Tenants or Pad Sites	**X**	**X**		

Large and/or Multi-Tenant	**X**	**X**	**X**	
Multi-Family	**X**		**X**	**X**

(3) Site Enhancements. Applicants shall choose three (3) of the following elements:
   i. Enhanced landscaping: one canopy and one ornamental tree every thirty (30) feet around the perimeter (instead of every forty (40) feet);
   ii. Enhanced landscaping: one tree within an island every ten (10) parking spaces (instead of every twelve (12) spaces);
   iii. Enhanced streetscape elements (e.g. decorative lampposts, benches, trash receptacles, decorative bollards, etc.);
   iv. Buffer berms (providing 3-foot high berms along the street frontage)
   v. Shade structure for outdoor seating areas;
   vi. Foundation plantings along seventy-five percent (75%) of the building's primary façade;
   vii. Public art (e.g. obelisks, sculptures, murals, statues, clock towers, water fountains, etc.);
   viii. Other - A developer may propose an unlisted landscape element if it meets the spirit and intent of the ordinance.

(4) Minor Open Space (MOS). Applicants shall choose three (3) of the following elements:
   i. Min. 5’ wide pathway connecting elements within the open space;
   ii. Shade trees spaced in a manner to provide shade to the open space;
   iii. Seating areas (benches, natural seating, tables and chairs, etc.);
   iv. Play areas (Play structures, sport courts, exercise equipment, etc.);
   v. Shade structures (Pavilions, trellis, cabanas, overhead building extensions, etc.);
   vi. Synthetic turf for gathering areas;
   vii. Jogging trails or connections into the trail system;
   viii. Entry monumentation (columns, plaques, signage, art, etc.);
   ix. Sculpture and/or decorative fountains.
   x. Decorative fencing;
   xi. Pollinator gardens or raised planter beds.

(5) 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). Shared, regional approaches are encouraged. Applicants shall choose 4 of the following elements:
   i. A decorative pathway with enhanced pavement traversing the open space with adequate illumination;
   ii. Patio/plaza/Synthetic Turf Space of adequate size for mass gathering space;
   iii. Signature tree;
   iv. Furniture and monuments, such as benches, low masonry seating walls, trash receptacles, and education plaques;
   v. Overlook (in association with retention/detention ponds or other comparable situations);
   vi. Sculptures, and/or pedestrian entry monuments/gateways;
   vii. Water features, excluding required retention/detention ponds;
   viii. Shade structures such as pavilions or pergola;
   ix. 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;
   x. Detention or retention ponds shall be considered if they are meaningfully incorporated into

the SOS design, accessible to the public, and meet the base design regulations for detention/retention ponds.

(6) Amenity Center Open Space. Applicants shall choose 2 Major and 3 Minor of the following elements:

i. Major:

a. Swimming Pool (appropriately sized for the development);
b. Fitness Center;
c. Sports Courts or fields (volleyball, baseball, tennis, pickleball, etc.).

ii. Minor:

a. Dog Park (sufficiently sized with appropriate amenities);
b. Playground;
c. Splash Pad or tot lot;
d. Shade structures (gazebo or pavilion);
e. Improved picnic areas (with tables, grills, outdoor kitchens, shading);
f. Gathering areas (fire pits, lawn games, putting green, etc.).

14.04.208 .....**Roadway Landscape Easements & Buffers.** A landscape buffer is an open, landscaped area that is adjacent to the ultimate right-of-way line.

(a) ***Minimum Width of Landscape Buffers Along Roadways as shown on the Master Thoroughfare Plan.***

(1) 6-lane divided roadway (or greater): 40' wide
(2) 4-lane divided roadway: 30' wide
(3) Adjacent to all other streets: 20' wide
(4) Major public access drives within commercial centers shall provide a minimum 10' wide landscape buffer (and 5' wide concrete sidewalk) with associated landscaping.
(5) When circumstances exist that may restrict the ability of an applicant to comply with the letter of the minimum widths referenced above, the Director may allow some flexibility so long as the overall intent of the ordinance is met, such as when deceleration lanes are required or when existing, non-conforming situations are present. For all nonresidential and multi-family parcels located at the intersection of two (2) dedicated public rights-of-way (ROW), a minimum twenty (20) foot landscape buffer shall be provided parallel to the corner clip right-of-way dedication. The twenty (20) feet shall be measured from the property line.

14.04.209 .....Tree Preservation.

(a) ***Purpose***. The purpose of this section is to encourage the preservation of mature trees which, once removed, cannot be replaced by equivalent trees, to preserve the health and viability of retained trees during construction, and to control the removal of protected trees when necessary. It is the intent of this section to achieve the following:

(1) Prohibit the indiscriminate clearing of property;
(2) Protect and increase the value of residential and commercial properties within the City;
(3) Maintain and enhance a positive image for the attraction of new business enterprises to the City;
(4) Protect healthy quality trees and promote the natural ecological environmental and aesthetic qualities of the City; and
(5) Help provide needed shaded areas in order to provide relief from the heat by reducing the ambient temperature.

(b) ***Construction Regulations.***

(1) Tree pruning restrictions. No protected tree shall be pruned in such a manner which significantly disfigures the tree or in a manner which would reasonably lead to the death of a tree, except where

such pruning is necessary for the safety of the public or to maintain utility service. Utility companies may prune trees as necessary to re-establish disrupted utility service. The practice of "topping" trees, either ornamental or canopy, is absolutely prohibited except when necessary for utility provision, public safety, or some other official nuisance.

(2) Fill & grading. The area within the drip line of a protected tree shall not be filled or graded.

(3) Maintenance after development. If any of the trees required to be retained or trees planted as a part of this division should die within a period of one year after completion of the activities associated with construction, the owner of the property shall replace the trees within six (6) months at a ratio of three-to-one (3:1) with an approved large canopy tree from the recommended plant materials chart, which is the same size as the tree removed.

(c) ***Regulations Prior to Construction.***

(1) Tree flagging. All protected trees on the subject property within forty (40) feet of a construction area or surface improvements such as driveway, walks, etc., shall be flagged with bright fluorescent colored vinyl tape wrapped around the main trunk at a height of five (5) feet or more such that the tape is highly visible to workers operating construction equipment. This shall not include the flagging of protected trees adjacent to ROW within approved residential subdivisions during the construction of the roadway.

(2) Protective fencing. Solid, protective fencing a minimum of three (3) feet in height will be located at the drip lines of all protected trees that border the limits of construction. In situations where a protected tree is located within the immediate area of intended construction, protective fencing will be located at or beyond the drip line.

(d) ***Regulations during Construction***. The following activities shall be prohibited within the limits of the critical root zone of any protected tree, subject to the requirements of this division:

(1) Material storage. No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the critical root zone of any protected tree.

(2) Equipment cleaning/liquid disposal. No equipment shall be cleaned or other liquids deposited or allowed to flow overland within the limits of the critical root zone of a protected tree. This would include paint, oil, solvents, asphalt, concrete, mortar or similar materials.

(3) Tree attachments. No signs, wires or other attachments, other than those of a protective nature shall be attached to any protected tree.

(4) Vehicular traffic. No vehicular and/or construction equipment traffic or parking shall take place within the limits of the critical root zone of any protected tree other than on an existing street pavement. This restriction does not apply to single incident access within a critical root zone for purposes of clearing underbrush, emergency restoration of utility service, or routine mowing operations.

(5) Grade changes. No grade changes (cut or fill) shall be allowed within the limits of the critical root zone of any protected tree unless adequate construction methods are approved by the Director.

(6) Impervious paving. No paving with asphalt, concrete, or other impervious materials in a manner which may reasonably be expected to kill a tree shall be placed within the limits of the critical root zone of a protected tree.

(7) Removal of protective fencing. Protective fencing may only be removed from the construction site at the time of the installation of additional, permanent landscaping features.

(8) Landscape Protection. All landscaping shall be installed in a sound manner and in accordance with accepted good planting procedures. Landscape areas, both retained and proposed, shall be protected from vehicular encroachment during and after the construction phase by appropriate

barriers.

(e) ***Permanent Construction Methods & Standards***.

(1) Boring. Boring of utilities under protected trees may be required in certain circumstances. When required, the length of the bore shall be the width of the critical root zone at a minimum and shall be a minimum depth of 48 inches.

(2) Trenching. All trenching where possible shall be designed to avoid trenching across the critical root zone of any protected tree. This shall not inhibit the placement of necessary underground services such as electric, telephone, gas, etc.

(3) Root pruning. It is recommended that all roots two (2) inches or larger in diameter which are exposed as a result of benching or other excavation be cut off square with a sharp medium tooth saw and covered with pruning compound within two (2) hours of initial exposure.

(4) Signage. It shall be unlawful and prohibited to cut trees or similar clearing of vegetation on public rights-of-way to provide better view of off-premises signs.

14.04.210 .....Tree Removal.

(a) ***Permit Required***. Prior to the removal or the critical alteration of any protected tree in the City, an application for a tree removal permit must be submitted and approved, unless otherwise exempt under a provision of the ordinance from which this section derives. Prior to the issuance of any development related permits, including grading, an application for tree removal, or a note stating that no protected trees are located on-site, must be submitted to the City. The application of tree removal shall include a tree survey. Any tree survey proposing the removal of a protected tree or trees shall be accompanied by a tree removal application. The burden shall be upon the applicant to show the necessity for any and all trees proposed for removal.

(b) ***Fees***. In the event that it is necessary to remove a protected tree, the applicant shall be required to pay into the City's tree fund according to the Master Fee Chart, or, with the approval of the Director, replace the removed trees according to the City's Tree Valuation Schedule and governing State law, prior to the issuance of any development-related permits, including grading.

(c) ***Mitigation***. Tree removal fees must be paid to the City based on the tree valuation schedule as listed in the Master Fee Schedule, using the ratio and percentages below. This fee shall be paid in addition to any tree removal permit fee and shall be held in a separate account (the Tree Fund) to be used exclusively for future installation of trees within public land owned by the City, or other City projects in conformance with the City's long-range plans.

ARTICLE IV, PART TWO, TABLE 5 **TREES VALUATION SCHEDULE FOR MITIGATION**		
TYPE 1 100% Value 5:1 Replacement Ratio	TYPE 2 50% Value 3:1 Replacement Ratio	TYPE 3 10% Value 1:1 Replacement Ratio
Floodplain Trees (regardless of species) All Oaks Pecan	All Ash Trees All Elms All Pines Hickory Black Walnut	Common Hackberry Bois d'Arc Cottonwood Junipers Cedars Mesquites Willows
The Type and Value of any trees not listed in the chart will be determined by staff based		

upon industry standards and research.

(1) When replacement trees are utilized to satisfy mitigation requirements, the landscape plan shall distinguish the replacement trees from the required trees and include their caliper size, species name, and common name.
(2) Any required replacement tree shall not be planted within an area such that the mature canopy of the tree will interfere with overhead utility lines, or that the mature root zone of the tree interferes with underground public utility lines.
(3) Trees required to be added to the development per the landscaping requirements in the zoning ordinance or by virtue of deed restrictions shall not be considered or credited as replacement trees.

(d) ***Enforcement.***

(1) Any person, property owner, firm, corporation, agent, or employee thereof who violates any of the provisions of this article shall be deemed guilty of a misdemeanor and upon conviction hereof shall be fined a penalty of a sum not to exceed the amount listed in the Master Fee Schedule and allowed by State Law. A separate offense shall be deemed to be committed on each day during or on which a violation occurs. The unlawful destruction or removal of each protected tree shall be considered a separate offense and each offense subjects the violator to the maximum penalty not to exceed the amount listed in the Master Fee Schedule per tree for each day that the tree is not replaced. Unless otherwise specifically set forth herein, or in state law as adopted, allegation and evidence of culpable mental state are not required for the proof of an offense defined by this article.
(2) No acceptance of public improvements shall be authorized until all fines for violations of this ordinance have been paid to the City.
(3) No Certificate of Occupancy shall be issued until all fines for violations of the ordinance from which this article derives have been paid to the City.
(4) No development related permit shall be issued unless the applicant signs an application or permit request which states that all construction activities shall meet the requirements of the tree preservation ordinance.
(5) Tree replacement fees are listed in the Master Fee Schedule and shall apply to all tree mitigation.
(6) Denial. The Director shall deny a tree removal application if it is determined that any of the following conditions exist:
    i. Removal of the tree is not reasonably required in order to conduct anticipated activities or to develop the property; or
    ii. A reasonable accommodation can be made to preserve the tree; or
    iii. The purpose and intent of this ordinance is not being met by the applicant.
(7) Appeals. Any decision made by the Director may be appealed to the Planning & Zoning Commission acting as the Tree Board. All decisions made by the Commission shall be final and binding.
(8) Permit expiration. Permits for tree removal issued in connection with a building permit shall be valid for the same period of time as that of the associated building permit's term. Permits for tree removal not issued in connection with a building permit shall become void 180 days after the issue date on the permit.

(e) ***Tree Survey Required***. Tree surveys shall include:

(1) All individual trees which have a DBH of six (6) inches or greater or which are otherwise noteworthy because of species, age, or rarity;
(2) A tree location map identifying each tree by its caliper size (at DBH), common name, scientific species categorization, whether the tree is located in a floodplain or not, and whether the tree is proposed to be removed, relocated, or preserved;

(3) The location of all existing and proposed buildings, structures, floodplains, pools, and other existing or proposed improvements for the site, including the limits of construction line, if applicable; and

(4) The name and phone number or arborist, licensed surveyor, landscape architect, or other professional who prepared the survey.

(5) These requirements may be modified by the Director as needed to administer the ordinance from which this section derives. Upon prior approval by the Director, the map exhibit may be limited only to the applicable portion of the site. An aerial photograph may be allowed if a mass of trees exists that makes individual counting impractical and it clearly meets the intent of the ordinance.

(f) ***Penalties for Unauthorized Tree Removal***.

(1) No protected trees shall be removed from any location without prior approval by the Director. Any such person who has removed trees or caused trees to be removed shall be in violation of the ordinance.

(2) Any person who removes or causes trees to be removed shall be subject to penalties including, but not limited to:

i. Payment of double the Tree Removal Permit fee, including any other penalties as determined by the Master Fee Chart.

ii. Engage and pay costs for an arborist or landscape architect to determine the value of the trees removed in violation of the Zoning Ordinance.

iii. All associated permits shall be withheld until tree mitigation has been resolved.

(g) ***Exceptions***. A tree removal permit and tree mitigation shall not be required under any of the following circumstances:

(1) Residential property. An individually platted parcel zoned for residential uses shall be exempt from the tree protection and replacement requirements of this Article as long as the minimum number of trees required by the Zoning Ordinance is maintained.

(2) Damaged/diseased trees. The tree is dead, diseased, damaged beyond the point of recovery, in danger of falling, or endangers the public health, welfare or safety, as determined by the Director. This provision includes removal of a diseased tree by the City to reduce the chance of spreading the disease to adjacent healthy trees. This exception does not apply to newly planted trees that have died that are part of landscape plan, nor native trees that have short shelf lives.

(3) Public infrastructure. Rights-of-way as shown on the Master Thoroughfare Plan, capital improvement projects, bridges, utilities as shown on the Master Utility Plan, trails as shown on the Master Trail Plan, or other activity conducted by or for a governmental entity.

(4) Utility service interruption. The tree has disrupted a public utility service due to a tornado, storm, flood, or other weather condition. Removal shall be limited to the portion of the tree reasonably necessary to reestablish and maintain reliable utility service.

(5) Existing Trees. Staff can require the applicant to remove any Type 2 or Type 3 tree(s) that may interfere with site design, whose longevity is in question, or is otherwise problematic.

(6) Business interests. The following business ventures shall be exempt from the requirements specified herein as follows:

i. *Landscape nursery.* All licensed plant or tree nurseries shall be exempt from the tree protection and replacement requirements and from the tree removal permit requirements.

ii. *Golf course.* Golf courses shall be exempt from the tree protection and replacement requirements and from the tree removal permit requirements for removal of protected trees within areas designated as tee boxes, fairways or greens. All other areas shall be subject to these requirements.

iii. *Property zoned Agricultural.* Property zoned Agricultural and being actively used for

agricultural purposes shall be exempt from the requirements specified herein.

14.04.211 – 14.04.300..... Reserved.

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Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan, Planning Director
CC: Dusty McAfee, Executive Director of Development Services
Date: March 21, 2024
Re: Neighborhood Vision Book Revision

Action Requested:
Consider and act upon a request to revise the Neighborhood Vision Book. (Neighborhood Vision Book Revision)

Background Information:
This item is a request to amend the City's Neighborhood Vision Book. Please refer to the attached documents.

Legal Review:

Supporting Documents:
1. Staff Presentation
2. Draft Vision Book

Financial Consideration:

Staff Recommendation:
Staff recommends approval as presented.

NEIGHBORHOOD VISION BOOK

REVISION

Planning & Zoning Commission
March 21, 2024

TIMELINE

- ~~February – Planning & Zoning Commission (Worksession)~~
- ~~March – City Council (Worksession)~~
- March – Planning & Zoning Commission (Action)
- April – City Council (Action)

BACKGROUND

- It is best practice to periodically review and revise regulations
- The Comprehensive Plan directed Staff to proactively monitor development standards for improvements
- The contract to draft the new Multi-Family & Commercial Vision Book, adopted in November 2023, included an opportunity to make minor revisions to the existing Neighborhood Vision Book (NVB), which was adopted in November 2020

PURPOSE

- The NVB provides detailed guidance on neighborhood design, open space, and screening/buffering for residential developments
- Since the NVB's implementation in 2020, Staff has noted (and maintained a list of) correction items in anticipation of a future update
- Revisions will:
  - ➢Remove redundant or conflicting language
  - ➢Reflect updates to other City codes and regulations
  - ➢Clarify internal policies
  - ➢Clean-up typos, grammar, and formatting
  - ➢Improve the overall quality of guidance to developers

REVISIONS

- Remove redundant or conflicting language
  - The maximum mews length changed from 600' to 500' to match the Subdivision Ordinance
- Reflect updates to other City codes and regulations
  - Regulations for divided entries synchronized with Engineering Standards
- Clarify internal policies
  - Perimeter masonry walls will "wrap" the entrance into a neighborhood
- Clean-up typos, grammar, and formatting
  - Remove misplaced detention/retention standards
- Improve the overall quality of guidance to developers
  - Provided more pictures

RECOMMENDATION

- Staff recommends approval as presented

NEXT STEPS

- ~~February – Planning & Zoning Commission (Worksession)~~
- ~~March – City Council (Worksession)~~
- ~~March – Planning & Zoning Commission (Action)~~
- April – City Council (Action)

Life Connected.

NEIGHBORHOOD VISION BOOK

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TABLE OF CONTENTS:

1 Introduction

8 Design of the Neighborhood (Layout, Location, Connectivity, Grid)

16 Lot Design (Setbacks, Encroachments, Side and Rear Yards)

20 Open Space (Typology, Location, Size, Requirements)

46 Perimeter Screening & Buffering (Location, Setbacks, Material)

48 Gifts to the Street (Types, Setbacks, Locations)

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PURPOSE AND INTENT

The purpose of this Neighborhood Vision Book is to set forth a consistent standard of quality throughout the City of Celina. In addition, this Book is intended to guide the physical development of residential projects and help enforce that the design remains true to the developed vision and character of the City.

ORGANIZATION OF DESIGN GUIDELINES

The Neighborhood Vision Book is intended to address the built and public realm and include sections related to:

- General development layout, access, and visibility
- Open space requirements
- General lot conditions
- Residential screening and fencing

RELATIONSHIP TO OTHER DOCUMENTS

The Neighborhood Vision Book is 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:

- Comprehensive Plan
- Downtown Master Plan & Code
- Engineering Design Standards
- International Model Construction Codes and Local Amendments
- Multi-Family & Commercial Vision Book
- Parks Master Plan
- Street Best Practices
- Subdivision Ordinance
- Trails Master Plan
- Zoning Ordinance

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INTERPRETATION

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

For purposes of interpretation of the Neighborhood Vision Book, the following provisions apply:

- 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 Neighborhood Vision Book.

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

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The 8 Characteristics of a Great Neighborhood

1. COMPACT, SAFE, AND WALKABLE
   The layout of the community and the design of streets, pathways, trails and open space all contribute to a safe and walkable community. Parks and/or open space shall be located within walking distance of the surrounding homes and at regular walkable intervals within the community.

2. ELEMENTS OF SURPRISE, VARIETY, AND VARIABILITY
   Curved streets, an unexpected view, access to natural corridors, diversity in housing density, form and setbacks create elements of surprise within the community. These elements provide spaces for impromptu events or neighborhood gatherings.

3. NETWORK OF CONNECTED STREETS AND PEDESTRIAN PATHS
   Streets shall connect to adjacent developments as well as provide a legible pattern for the residents, thus providing connection to the wider city and an easy sense of direction and safety. Open space shall be connected through sidewalks, trails, and natural corridors. This provides connectivity to city services such as parks, schools, and adjacent developments that contain commercial uses or differing densities.

4. RECOGNIZABLE IDENTITY AND BOUNDARIES
   It is important that projects within a district incorporate elements of that district's identity and vision. It is encouraged that new projects integrate with the surrounding district while maintaining Celina's unique identity. Respecting district boundaries and developing / enhancing these boundaries encourages connectivity to Celina's various districts (including downtown), as well as the City's parks, open space, and trail networks.

5. HUMAN SCALE
   A crucial aspect of designing spaces in which people want to live and socialize is the scale. Setbacks from streets, density, sizes of walkways, heights of buildings, and tree canopy are important in developing a sense of scale that is appropriate to the density of the district and the resident.

6. ENCOURAGE CHANCE MEETINGS AND PERSONAL PRIVACY
   Part of the excitement of places is the opportunity to run into a neighbor while walking or taking your children to a park. Chance encounters like these increase when there are multiple small places to meet and where the natural private boundaries of the home are respected. The front yard and public sidewalk provide a transition space and should be treated as elements of the entire system to connect from the private/semi-private zone to the public zone.

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7. CONNECTION TO NATURE
Providing opportunities to connect to the natural environment is essential in a successful development. Whether it is adjacency to a natural corridor or the implementation of parks in a neighborhood, these places are integral to creating healthy environments for all ages.

8. DENSITY DEVELOPMENT
Understanding the impact of density on scale, open space, nature, streets, and walkability is crucial to developing a unified sense of place. When done correctly, density can provide roof tops, tax base, connectivity, access to nature, quality open spaces, and walkability. An increase in the density permitted (Density Bonus) shall be considered on a case by case basis and at the discretion of the City based on the Future Land Use Plan and Comprehensive Plan. Considerations for “Density Bonuses” should include an increase to the percent of open space and useable open space provided above the required open space percentages. The designs of the open space typologies should incorporate additional features that exceed the mandatory and suggested elements within the open space typologies.

This document focuses on 5 major elements of development that contribute to making a great neighborhood. The icons above are utilized to show which characteristics are impacted the most by the implementation of each element. The 5 elements make up the Table of Contents for this document and are as follows:

1. Design of the Neighborhood (Layout, Location, Connectivity, Grid)
2. Lot Design (Setbacks, Encroachments, Side and Rear Yards)
3. Open Space (Typology, Location, Size, Requirements)
4. Perimeter Screening & Buffering (Location, Setbacks, Material)
5. Gifts to the Street (Types, Setbacks, Locations)

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GENERAL PROJECT LAYOUT

Developments shall take into consideration the project location and provide connections between adjacent residential or commercial developments and natural features.

1. Provide connections to neighboring residential streets.
2. Provide connections to city parks or schools by integrating neighborhood parks near to these elements to create a connected open space network.
3. Establish ROWs for future city road planning.
4. Create pedestrian and vehicular connections to the wider Celina community:
   - Sidewalks and trails shall connect to existing sidewalks or trails as identified in the Master Thoroughfare Plan or Master Trail Plan to create walkable connections.
   - Where future trail or sidewalk conditions are planned and not yet built, the developer shall provide a stub out to these systems for future connections.
   - 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.
   - Where possible, provide pedestrian connections from adjacent retail/commercial.
   - All residential streets shall have a minimum 6.5' parkway and a 5' sidewalk unless otherwise noted in the Engineering Design Standards.

Legend:
- A Entrance boulevard
- B Connection to neighborhood
- C Natural trail network
- D Open space
- E School
- F Sports Field / recreation
- G Retail

Verrado Buckeye, AZ

Map data: Google, Maxar Technologies

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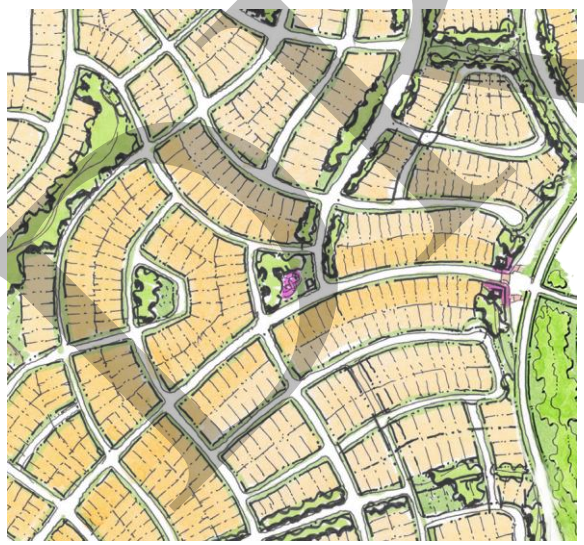
THE GRID

The size and layout of the property, topography, and adjacent land uses help to influence the type of grid the development utilizes. Both curvilinear and linear grid types promote walkability and safety while preserving connection to natural corridors and view sheds. For the purposes of this document, block length is the length of the block face between two street intersections. Block break is a break within that length measurement where open green space may be located. Residential street length shall not exceed 1200 linear feet without a change in direction. Block length is limited to 600 LF without a break in the building layout or street grid. Block breaks include block, pocket, or parklet style open space as well as trail corridor connections, alley crossings, or road intersections.

1. Curvilinear grid
    - Streets shall curve to slow traffic, provide enclosed views and enhance the element of surprise in the development and shall relate to the topography or natural elements of the site.
    - This grid is the preferred layout method.

2. Linear Grid
    - A linear grid is to be utilized when creating an urban street typology, smaller patio homes, and town home style products; and to generate a higher density development.



Curvilinear Grid

Linear Grid

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CUL-DE-SACS

Cul-de-sacs are special components that shall be used in moderation to respond to topography, create open view corridors, or allow for access to parks and open space.

- Due to the lack of connectivity, the use of cul-de-sacs shall be limited.
- The terminus of cul-de-sacs shall create view corridors, provide access to trails, or other features.
- U-shape street design shall be used instead of cul-de-sacs when adjacent to arterials and collectors.
- Barrier-free ramps (BFRs) are required along cul-de-sacs and connecting to any trails.

Overlooking Open Space

Map data: Google, Maxar Technologies

Responding to Topography

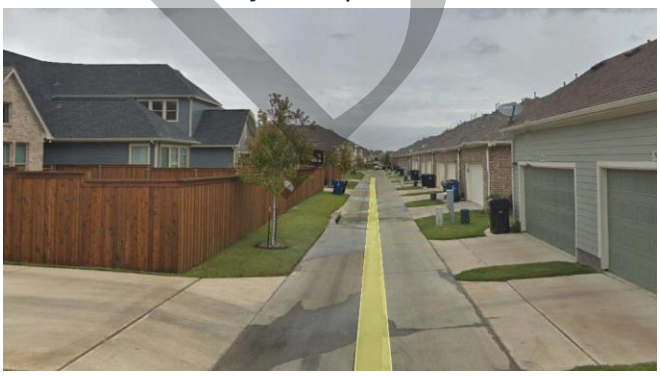
Map data: Google, Maxar Technologies

U-shaped Street

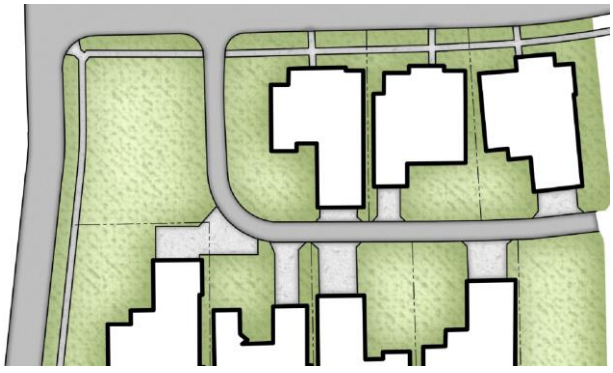
Map data: Google, Maxar Technologies

ALLEYS

- Lots less than 60’ in width shall have a rear-entry garage.
- Alley widths shall meet the City minimum standards.
- Fence setbacks shall be a minimum of 3’ from back of pavement. Fence setbacks may be a minimum of 7’ from the back of pavement to allow for planting and utilities within the alley.
- Garage setbacks for detached single-family houses shall be a minimum of 20’ from the back of pavement to allow for parking within the drive accessing the alley. Garage setbacks for duplexes and townhomes shall be a maximum of 3’ from back of pavement to deter parking within the drive and encroaching the alley, or a minimum of 20’ from the back of pavement to accommodate parking in the drive.
- Dead-end alleys are permitted but cannot exceed 100’ in length or serve more than one house.



Alley Street View Map data: Google, Maxar Technologies



Alley Plan

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MEWS STREETS

- The mews street pavement shall be a minimum of 24’ in width within a 30’ right-of-way to allow for fire and other emergency vehicles to access the homes from the alley.
- The mews street shall be striped as a fire lane or indicated as a fire lane with enhanced paving on the sides. No parking is permitted within the fire lane.
- The maximum mews street length is 500’.
- Dead-end mews streets and alleys longer than 100’ in length are permitted with fire truck turnaround provided.
- Garages shall be set back either a minimum of 20’ to allow tandem parking or a maximum of 3’ to deter parking.
- Side yard shall not be paved.
- There shall be a street name associated with the addressing mews. Wayfinding signs that include address numbers shall be provided at the end of the mews to direct emergency access vehicles to the houses facing the mews.
- Mews streets shall be designed to break up the visual width of the street with planting and enhanced paving.

MEWS COMMON SPACE

- The mews common space shall be a minimum of 40’ in width measured from property line to property line.
- Sidewalks within the common space shall be a minimum of 6’ in width if located at or near the center of the mews or a minimum of 5’ if two sidewalks are provided on each side of the common space.
- Sidewalks shall provide connections to the entrances of the houses facing the mews open space with lead walks.
- Where the mews common space follows the design criteria of a linear open space, neighborhood park, or parklet park, the common space may be counted toward the usable open space calculation when designated as an HOA “X” lot.
- 4’ tall decorative metal fencing may slightly encroach into the mews.

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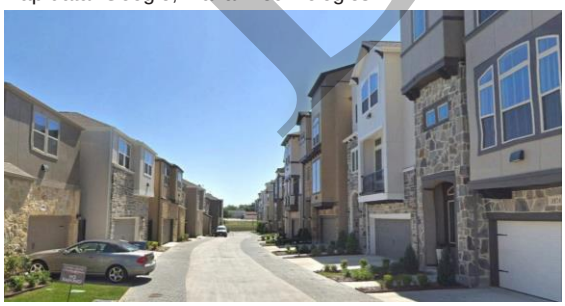
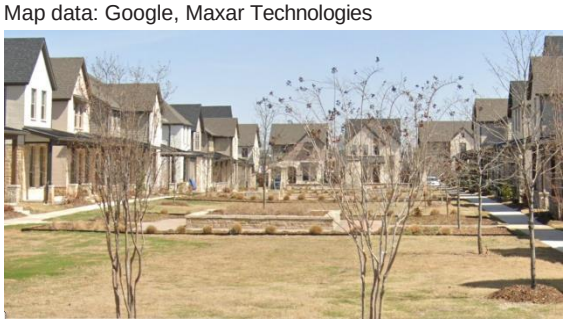
Map data: Google, Maxar Technologies

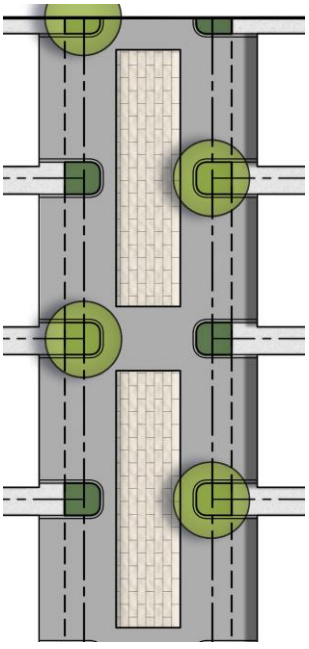


Mews Street Striping

Map data: Google, Maxar Technologies



Mews Common Space



Mews Street Plan

MEWS WAYFINDING

Rear-loaded units shall have addressing wayfinding signage at alley entrances for firefighting purposes, and shall comply with the following:

- May be mounted on the building or freestanding.
- Shall be well lit at night.
- Shall fit the architectural style of the building(s) it serves.
- If freestanding, shall be monument-style and landscaped in such a way that the landscape does not block the sign information.
- Shall have a stone or brick base.
- Decorative metal that fits an approved motif may be considered.

TYPICAL RESIDENTIAL STREET

Residential streets help to set the vision for the development and enhance pedestrian connections within and between developments. Well-designed residential streets create a comfortable sense of scale through the use of street trees and pavement width, provide essential connections to nature and parks, and provide safe routes to schools and parks. Residential streets shall include the following:

- 50’ right-of-way
- 29’ pavement from back-of-curb to back-of-curb
- 6.5’ parkway
- 5’ sidewalk with a 1’ easement extending into the front yard of the private lot

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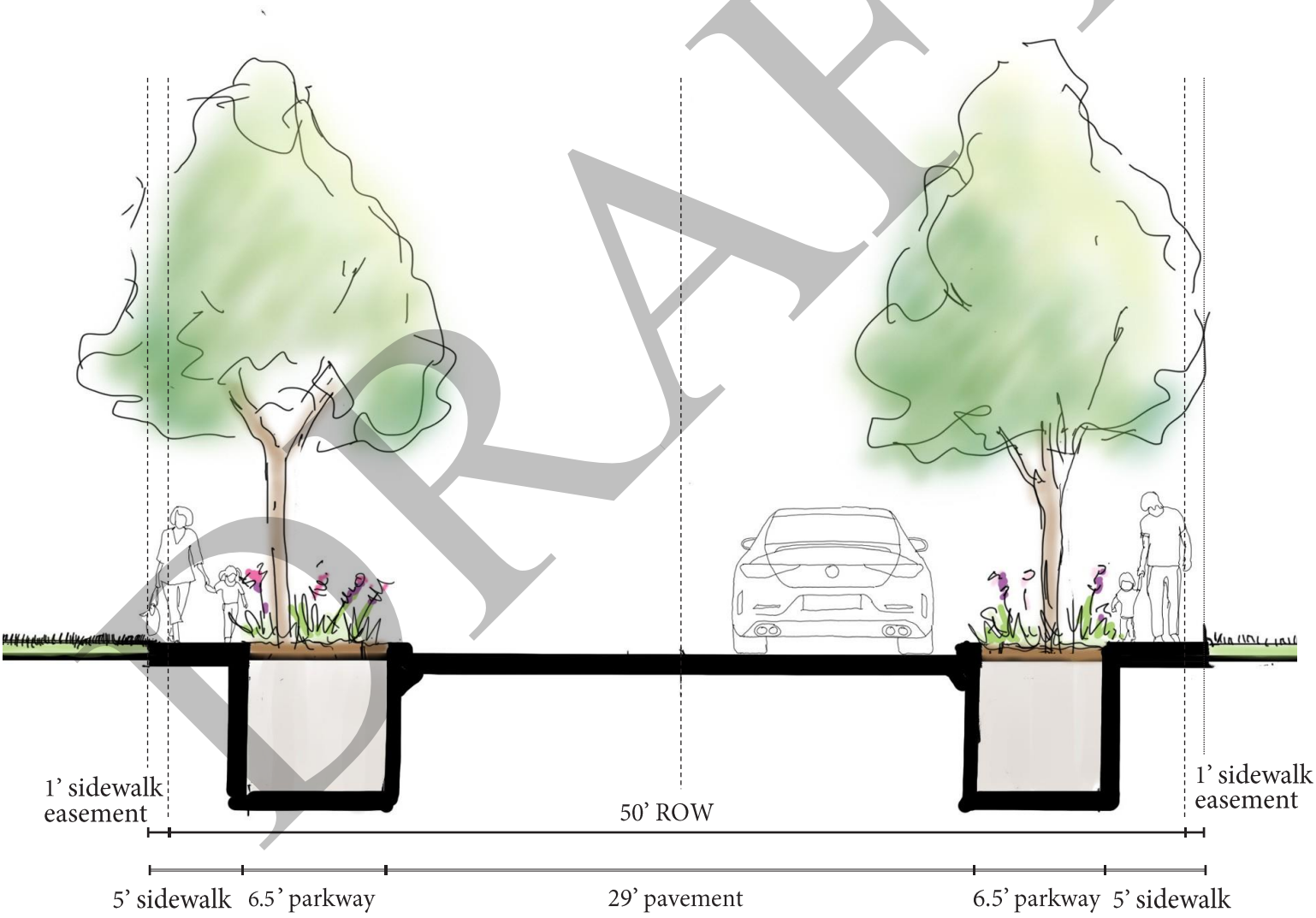
PLANTING TREES ON THE LOT

Trees are essential to creating a comfortable sense of place and provide shade and scale to the residential development. In addition to the street tree requirements, the following applies:

SIZE OF LOT	NUMBER OF LARGE TREES	NUMBER OF ORNAMENTAL TREES
Urban	1 in front yard, when feasible	1
Suburban	2 total; 1 in front yard	1
Estate	4 total; 2 in front yard	1
Corner lots, all sizes	1 additional tree in side yard	-



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ENTRY CONDITIONS

These spaces help define the vision for the project and set the visual connection to the City of Celina. Primary entrances shall be enhanced and scaled appropriately to provide a sense of arrival. These elements include:

1. Roundabouts at entries
   - Ⓐ Roundabouts and traffic circles are encouraged to calm traffic and may be utilized at project entries or other areas of interest in the project.
   - Ⓑ The center of a roundabout shall have enhanced planting and are encouraged to have a decorative vertical element, such as art or signage, and include Celina branding, located internal to the circle. Decorative walls or other vertical structures may be included in the circle but shall not obscure visibility at the intersection.
2. Divided boulevard entries (typically associated with median breaks)
   - Ⓒ In order to reduce traffic congestion at entries and provide a nice environment for the development, divided entries with a planted median (conforming to the Engineering Design Standards) are encouraged to accommodate trees, art, or subdivision entrance signs.
   - Ⓓ Where divided boulevard entries are not provided or are undersized, an additional 10' landscape buffer on each side of the entry shall be provided and planted with trees and enhanced planting material.
3. Adjacency of housing
   - Ⓔ No houses shall immediately face the entry street within 150 LF of the intersection with the exterior road.
4. Subdivision entrance signage
   - Project signage shall complement the project theme while respecting the City of Celina's vision.
   - The signage should be similar in material and color to the project's screen walls.
   - Architectural elements such as towers, windmills, etc. may be taller than the free standing sign.
   - Signs shall not be located within the right of way and shall not obstruct the view triangle at the intersection.

BAD - difference in material

GOOD - consistency in material

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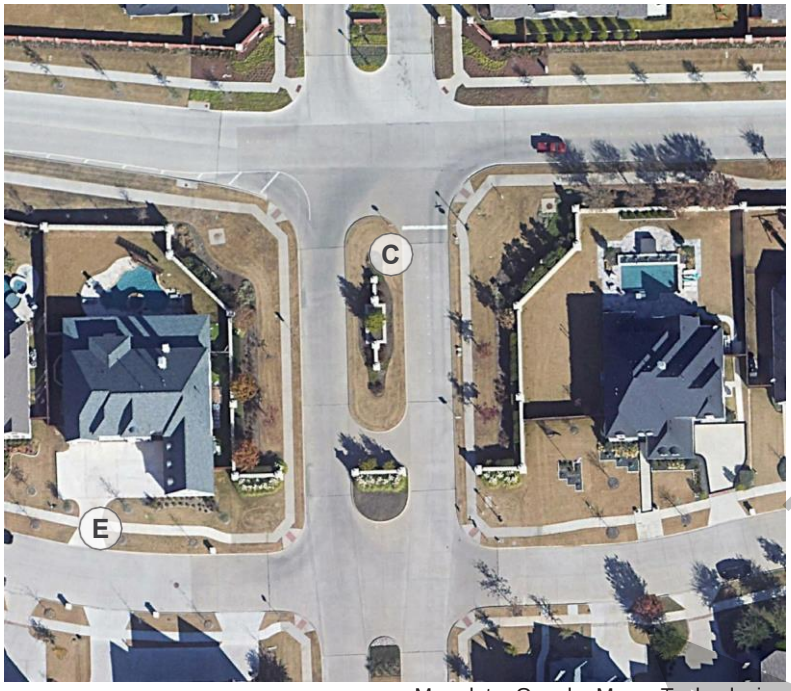
Divided boulevard



Map data: Google, Maxar Technologies

Traffic circle

Map data: Google, Maxar Technologies

5. Celebratory entries - At least one primary entry shall be considered a Celebratory Entry and include the following:
   - A divided entry with a central, landscaped median.
   - The Celebratory sign may be located inside of the ROW within the central median and outside of any visibility triangles, with permission from the Directors of Planning and Engineering. Signage shall be illuminated at night.
   - Enhanced planting shall be provided at the front of the sign (or on both sides of a 2-sided sign) to the back of curb. Enhanced planting shall extend to either side of the ROW and contribute to a unified vision for the entry.
   - A minimum of 2 decorative elements shall be provide and may include:
     - Towers or other architectural elements
     - Architecturally enhanced guard houses
     - Ornamental metal gates/gate like structures or fencing that provides accent
     - Fountains or sculptures
     - Retaining walls
     - Decorative columns
     - Decorative planters
     - Comparable element to be approved by the Director
   - Branding or theme of the neighborhood and/or Celina shall be incorporated.

Map data: Google, Maxar Technologies

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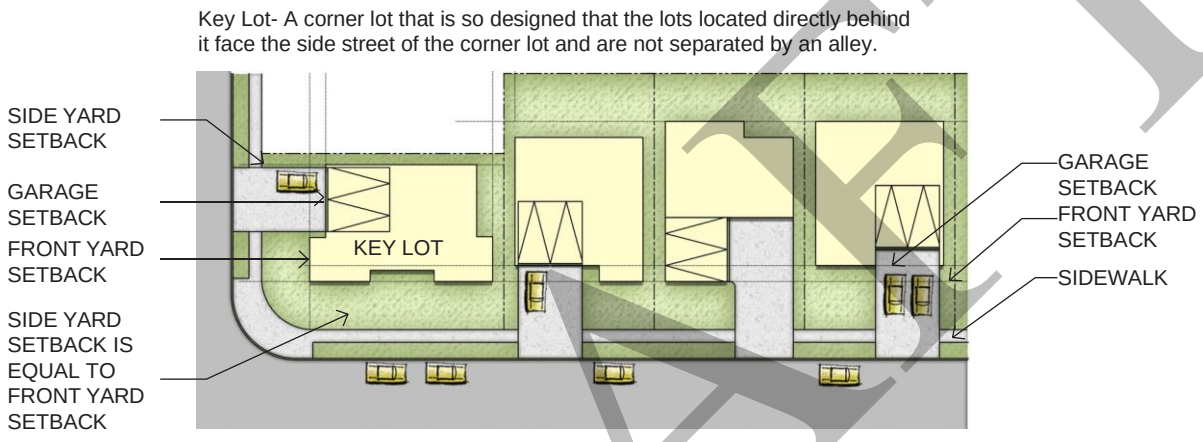
LOT DESIGN

The placement of a house on a lot impacts the safety, function, and feeling of the street. In order to encourage friendly environments, the following shall be considered when developing lots:

1. Minimum front yard setbacks for single family homes shall follow the Zoning Ordinance unless otherwise stated.
2. Encroachments such as stoops, awnings, or balconies above are encouraged (reference Gifts to the Street section of this document for additional information).



Key Lot Setback

3. Variable setbacks are permitted and encouraged, so long as the minimum setbacks are respected and the maximum setback does not exceed more than 1.5 times the minimum set back allowed.

Setbacks are measured from lot lines. General setbacks shall comply with the Zoning Ordinance unless otherwise stated.

Varied Setback

4. Driveways for corner lots shall be located on the opposite side of the house from the adjacent intersection. Suburban lots shall provide only 1 drive cut.

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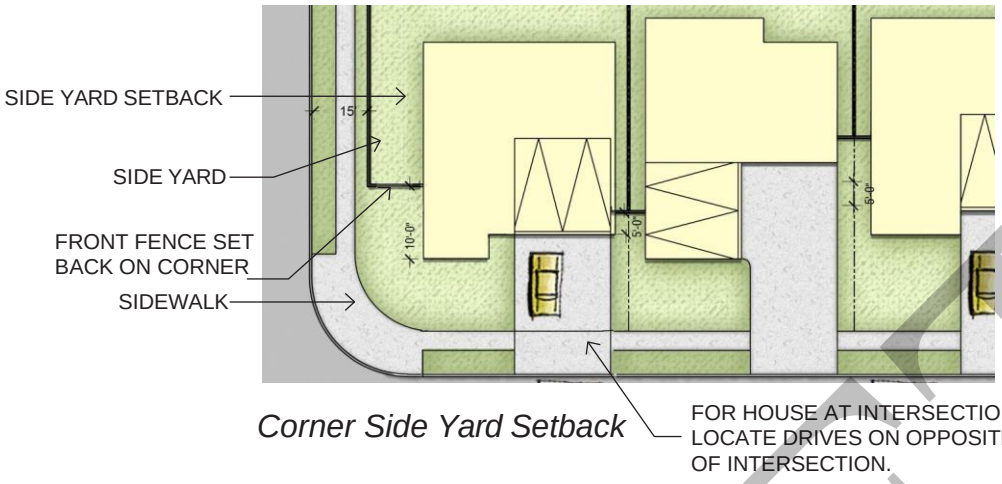
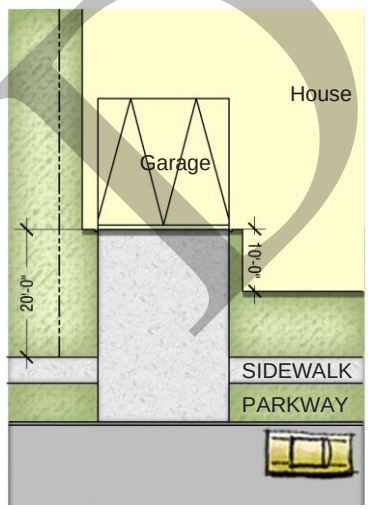
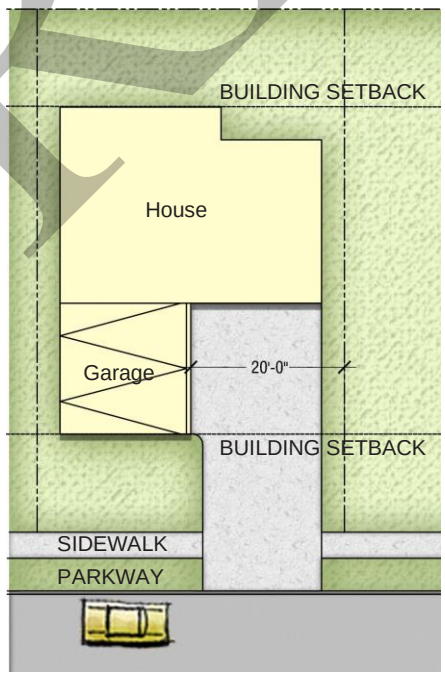


Corner Side Yard Setback

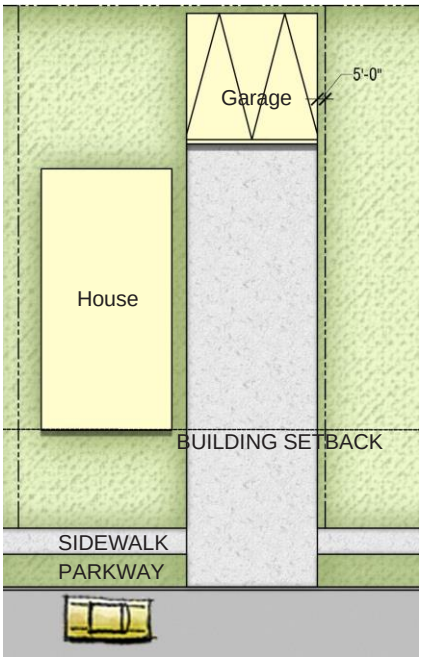
5. Garage setbacks
   - For front-loaded garages, a minimum setback of 20’ shall be maintained between the garage door and a public right-of-way to allow parking in the drive.
   - J-swing garages shall have a minimum of 20’ from the door face of the garage to the side property line for maneuvering and tandem parking. The side of the garage adjacent to the street may align with the building setback.
   - Detached, front-loaded garages placed at the back of the lot with drive access from the primary addressing street are encouraged.
   - Detached garages at the back of lot shall have a minimum side yard setback of 5’.
   - No snout garages.
   - The width of driveway shall match width of the garage. No extra concrete/flatwork is permitted in the front or side yard.



Garage Door Diagram



“J” Drive Diagram



Garage in Back Diagram

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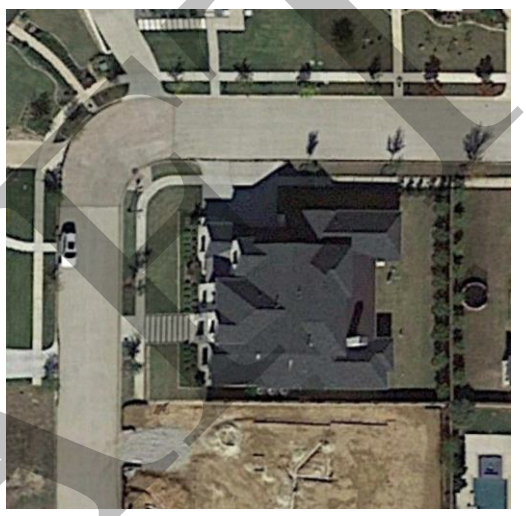
- Garages loaded from a side street may align with building setback on side street, as long as a minimum setback of 20’ is maintained between the garage door and public R.O.W. or a J-swing garage entry is utilized.
- For rear-loaded garage setbacks, refer to the Alleys section of this document.

Side loaded J-Swing

Map data: Google, Maxar Technologies

Side Loaded 20’



Map data: Google, Maxar Technologies

6. Varying lot sizes are encouraged, and, where applicable, lot widths should vary along the street frontage.

7. All lots that are located directly across a street from a park/open space shall face or side onto the park/open space, where feasible.

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FENCING

Fencing is intended to provide privacy for residents and to screen unsightly elements.

In general, a development is encouraged to utilize open fencing as much as possible. Open fencing may be fully open, or it may be architecturally accented with a low cheek wall not to exceed 36" in height. The material of open fencing shall be wrought iron in appearance. Chain link fencing material is not permitted.

Fencing Setbacks

- Fence returns that face the primary street shall be set back from the front facade a minimum of 5'.
- On corner lots, the fence return setback shall be increased to 10'.
- On corner lots, side yard fences shall be set back 15' minimum from the curb on the side street.
- On key lots, side yard fences shall either adhere to the adjacent property's front build line or be open ornamental fencing.
- Wood fencing shall be board-on-board, installed with the smooth side facing the public street. Posts and hardware shall be on the internal side of the fence.

Open Fencing

- A minimum 6' tall ornamental open fence is required in the side or rear of a lot that is adjacent to an open space, park, utility, or natural corridor.

Amenity Center

- Amenity center lots with pools and/or enclosed spaces require masonry screening walls where adjacent to residential uses. Alternative fencing materials may be considered for other amenity center lots, as determined by Staff.

Reference fencing in the City of Celina Zoning Ordinance for additional requirements.

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PURPOSE

To create usable and practical open space for the neighborhoods and communities of Celina.

Category 1: These requirements do not apply to developments in which the majority of lots are 1 acre or more in size.

Category 2: All other residential developments are subject to 20% open space with a minimum of 50% of that open space being “usable open space”. Areas of “non-usable open space” may be allowed to be counted as a portion of the “usable open space” if the area is sufficiently amenitized, per Director approval.

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 neighbors to interact in small block size groups to neighborhood gatherings. Each space should have a unique quality and be located within reasonable walking distance of the designated capture group it serves as well as connected to the community’s system of pathways. Open space shall be measured from the back of right of way and designated as an HOA “X” lot. Open Space dedication requirements are described in the Celina Subdivision Ordinance.

Legend:
- A Linear Designed Park
- B Parklet Park
- C Block Park
- D Neighborhood Park
- E Park Connections

Map data: Google, Maxar Technologies

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OPEN SPACE

1. A larger percentage of open space shall be located internal to the development to encourage use of the space by the residents.
2. Areas with significant topography and/or steep grades may be counted toward the open space calculation, if the area that is too steep for normal recreational use is modified through the use of terracing, walkways with accessible routes, and amphitheater style seating. Other types of modifications may be utilized with approval of the Director of Planning.
3. To improve the use of these spaces: The following shall be provided in addition to the requirements of the base zoning.
    - 20% of the total area of the HOA lot shall be enhanced landscape
    - Shall include a minimum of 4 canopy trees located to provide shade for the seating area if no built structure is provided.
    - Shall include a minimum of 6 ornamental trees.
    - Seating areas shall be designed to promote conversational seating and located to provide an enhanced viewing experience that is not focused on the street, but focused on a view shed, sculpture, planting area or other enhancement.
    - Where a trail is provided within an openspace canopy trees shall be provided at a rate of 1 tree for every 40 linear feet of trail. This may be reduced if the trail meanders through or adjacent to existing tree canopy providing adequate shade protection.

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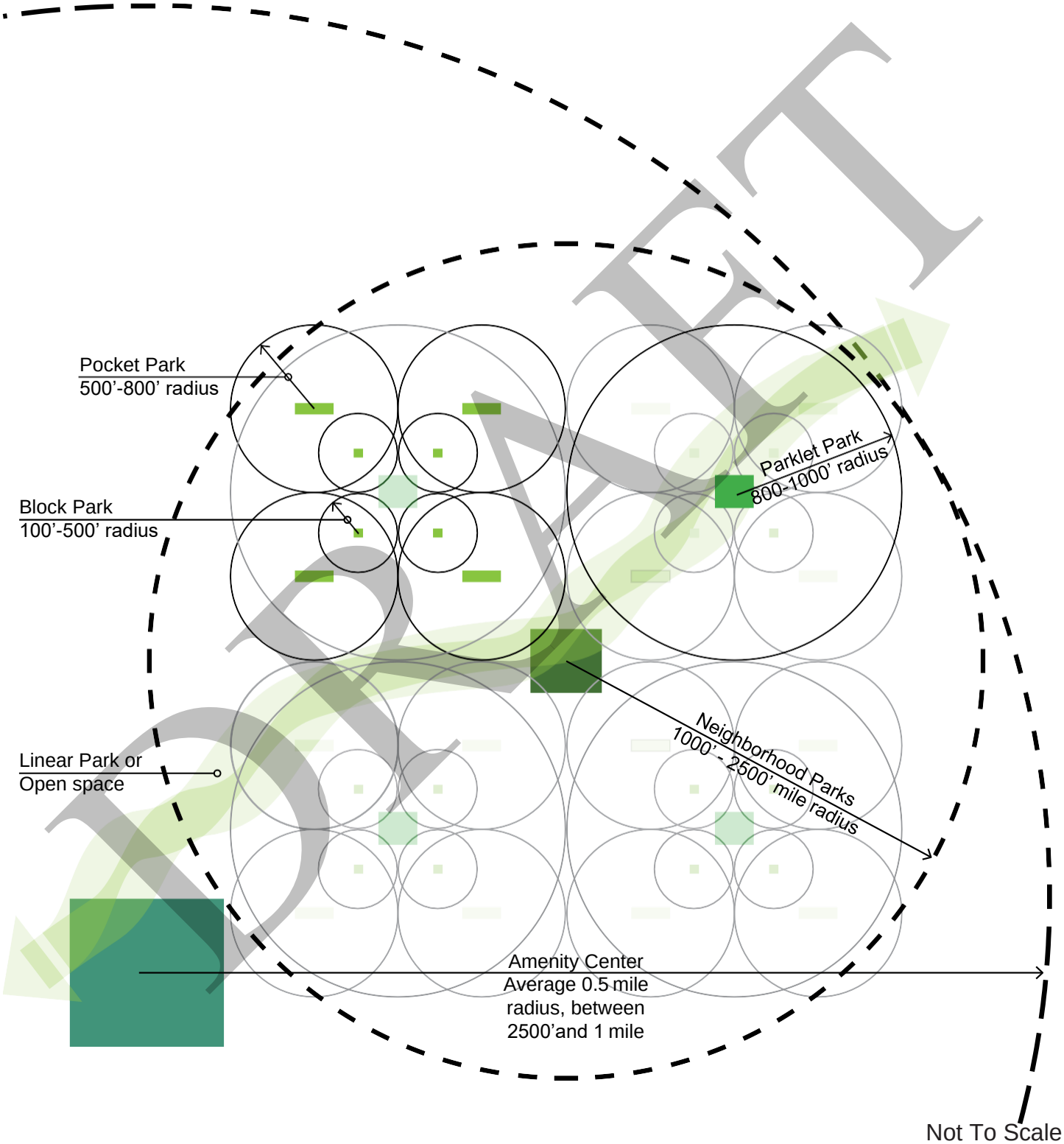
OPEN SPACE TYPOLOGY DIAGRAM



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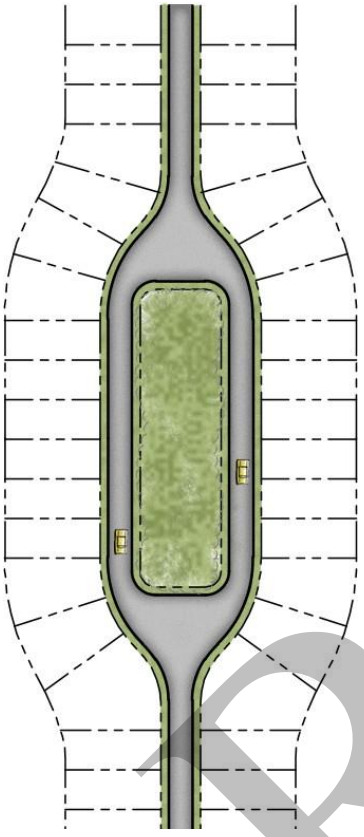
* Circulation and capture zones shall not cross major thoroughfares.

Detached “left-over” areas of space that do not fall into one of the following categories and/or do not provide connection from one point to another shall not be considered in the open space calculation. Minimum size of open space is defined by the open space type.

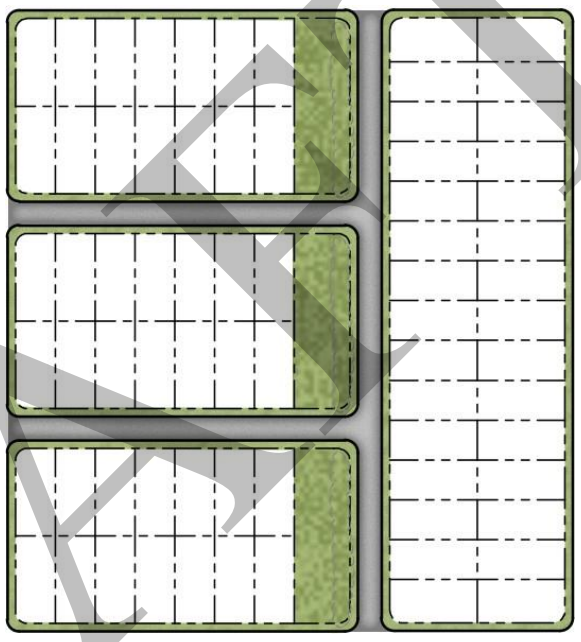


Example A - move open space to center of development

North Las Vegas

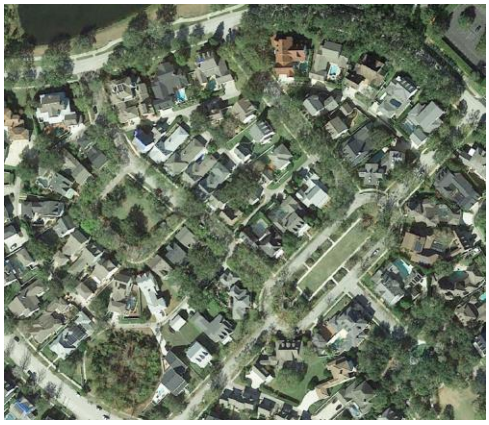
Map data: Google, Maxar Technologies

BAD - isolated from development



Example B - cluster open space on ends of blocks to create greener streets and areas for block, pocket, or parklet open space

Celebration, FL



Map data: Google, Maxar Technologies

GOOD - integrated into development

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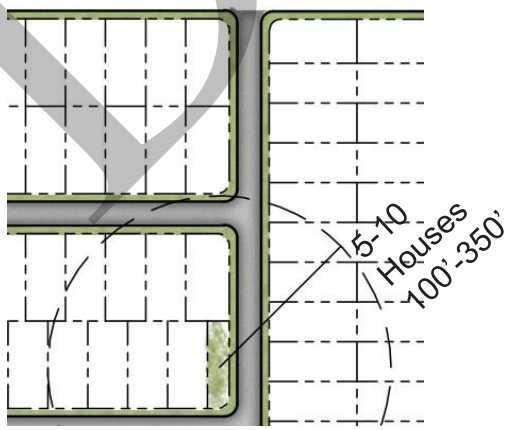
OPEN SPACE TYPES

BLOCK PARK - END CAP

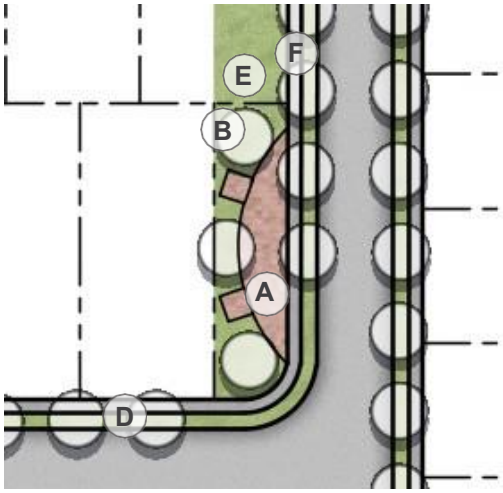
Legend:
- A Seating Area
- B Canopy Trees
- C Pathway
- D Parkway Trees
- E Lawn
- F Neighborhood Sidewalk

Size: 350 SF minimum
Capture Radius: Central to and walkable for the surrounding 5-10 houses.
# of Users: 5 - 10
Minimum Size Requirements: 15' width at entry point, area shall be contiguous and calculation may include area that is less than 15' wide but contiguous with the block park space.
Mandatory Elements:
- Seating - may be stationary or movable.
- Shade - may be trees or built structure.
- Pathways - must be concrete, but Staff may consider alternative materials, shall be accessible, shall connect to adjacent walks, and shall be a minimum of 5' wide.

Additional Elements (Select 2):
- Community garden
- 50% enhanced planting
- String lighting
- Fire pits
- Picnic tables
- Comparable element to be approved by Director



Example A



Example A Enlargement

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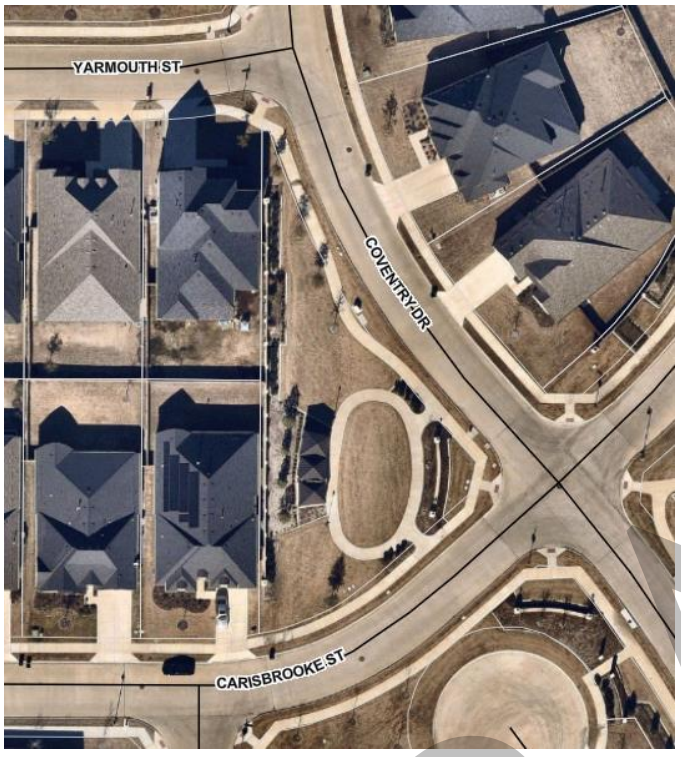
BLOCK PARK – END CAP



Map data: Nearmap

Map data: Nearmap

Map data: Google Maps

DRAFT

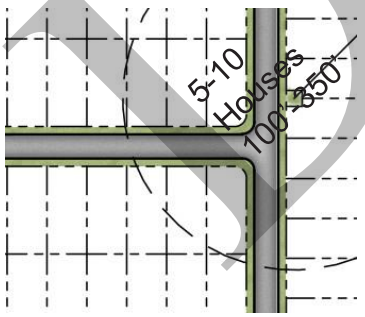
BLOCK PARK – MID-BLOCK

- Where street length exceeds 600', a mid-block park may be created to serve as a block park.
- Mid-block park depth shall align with the building set back line.
- For lots adjacent to mid-block parks, lot width shall be increased to accommodate for park adjacency.
- Mid-block parks can include an area for community mailboxes
- Size: 350 SF minimum
- Capture Radius: Central to and walkable for the surrounding 5-10 houses.
- # of Users: 5 - 10
- Minimum Size Requirements: 15' width at entry point, area shall be contiguous and calculation may include area that is less than 15' wide but contiguous with the block park space.

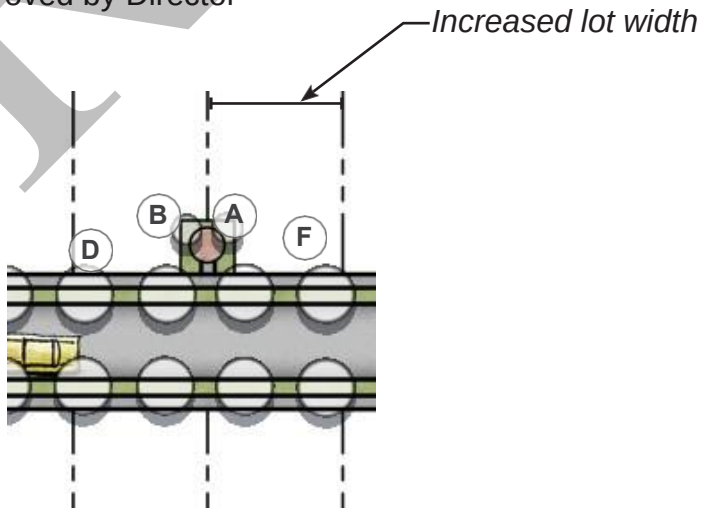
Legend:
- (A) Seating Area
- (B) Canopy Trees
- (C) Pathway
- (D) Parkway Trees
- (E) Lawn
- (F) Neighborhood Sidewalk

Mandatory Elements:
- Seating - may be stationary or movable.
- Shade - may be trees or built structure.
- Pathways - may be material other than concrete, asphalt or pavers, shall be accessible, shall connect to adjacent walks, and shall be a minimum of 5' wide

Additional Elements (Select 2):
- Community garden
- 50% enhanced planting
- Fire pits
- Picnic tables
- Comparable element to be approved by Director



Example B



Example B Enlargement

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OPEN SPACE TYPES

POCKET PARK

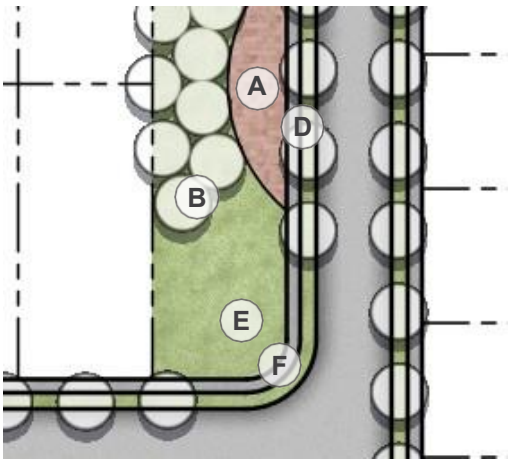
Size: 0.1 - 0.25 Acres
Capture Radius: Walkable for the surrounding 25 houses. May be a lot leave out or trail head to a larger system. May be a plaza for more dense urban products.
# of Users: 10 - 25
Minimum Size Requirements: 2,500 SF min., 20' width at entry point, area must be contiguous and calculation may include area that is less than 20' width but contiguous with the pocket park space. Mid-block pocket parks may be created on blocks greater than 600' in length.

Legend:
- A Seating Area
- B Canopy Trees
- C Pathway
- D Parkway Trees
- E Lawn
- F Neighborhood Sidewalk

Mandatory Elements:
- Seating - may be stationary or movable, and should include a focal point such as a fire pit or planting group
- Shade - may be trees or built structure

Additional Elements (Select 2):
- Pathways - If provided, may be material other than concrete, asphalt and/or pavers, such as decomposed granite. Shall be accessible, shall connect to adjacent walks, and shall be a minimum of 5' wide
- Tot lot for young children
- Community garden
- Quality outdoor games such as bocce ball, cornhole, chess, Connect 4, etc.
- Shrub row along right-of-way sidewalk to provide a soft barrier from adjacent roadway
- Comparable element to be approved by the Director

Example A



Example A enlargement

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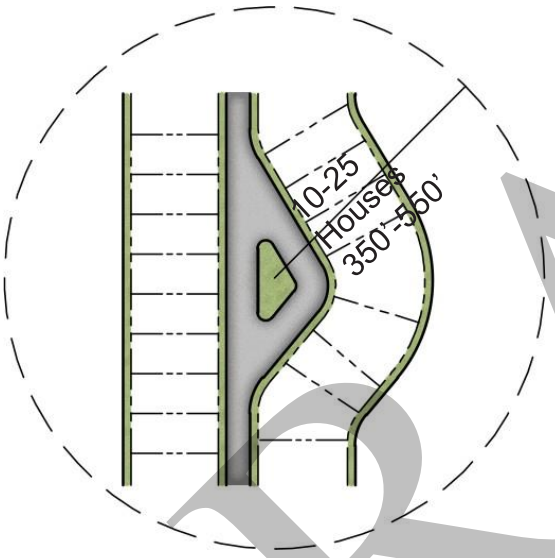
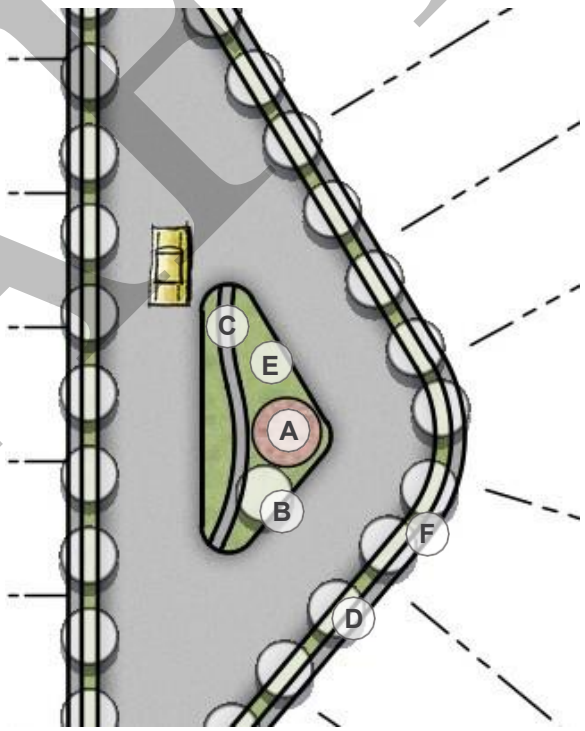
POCKET PARK

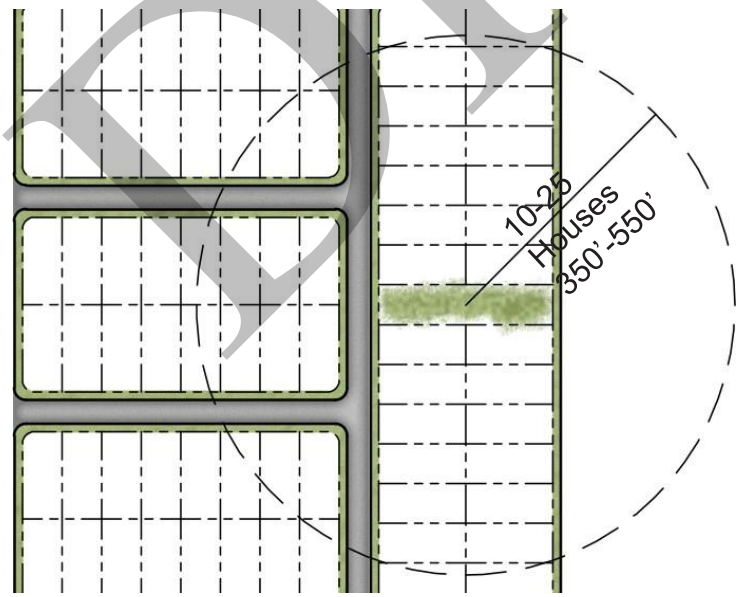
Legend:
- (A) Seating Area
- (B) Canopy Trees
- (C) Pathway
- (D) Parkway Trees
- (E) Lawn
- (F) Neighborhood Sidewalk



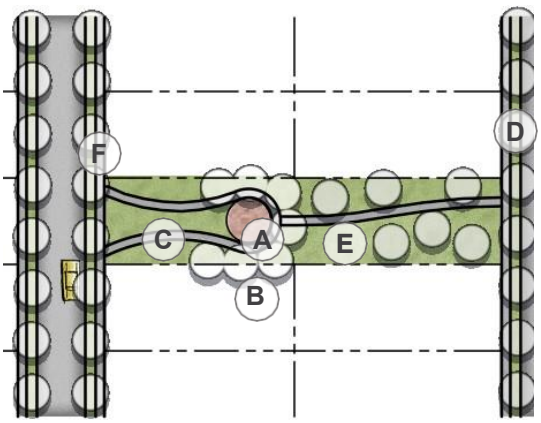
Example B



Example B enlargement



Example C



Example C enlargement

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OPEN SPACE TYPES

PARKLET PARK

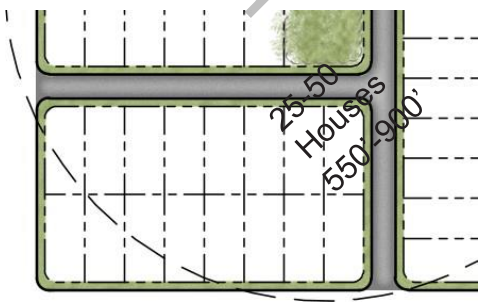
Size: 0.25 - 1.0 acre
Capture Radius: Walkable for less than a 5 minute walk
# of Users: 25 - 50
Minimum Size Requirements: 10,000 SF Min., 50' at entry point, area shall be contiguous, and calculation may include area that is less than 50' wide but contiguous with the parklet park space.
Mandatory Elements:

- Seating - may be stationary or movable.
- Shade - may be trees or built structure.
- Pathways - may be material other than concrete, asphalt or pavers, shall be accessible, shall connect to adjacent walks, and shall be a minimum of 5' wide.
- Turf area for neighborhood events.

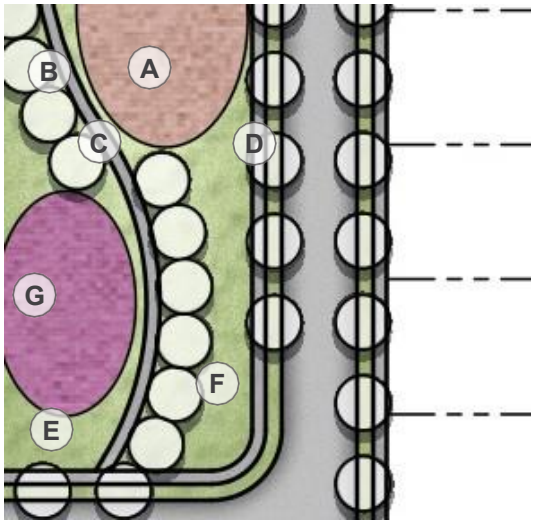
Additional Elements (Select 2):

- At least 1 playground or tot lot shall be provided for every 100 homes and shall be protected from adjacent streets by planting, low walls, or fencing not to exceed 36" in height
- Community garden
- Quality outdoor games such as bocce ball, cornhole, chess, Connect 4, etc.
- Fire pits
- String lighting
- Comparable element to be approved by the Director

Legend:
A Seating Area
B Canopy Trees
C Pathway
D Parkway Trees
E Lawn
F Neighborhood Sidewalk
G Play



Example A



Example A enlargement

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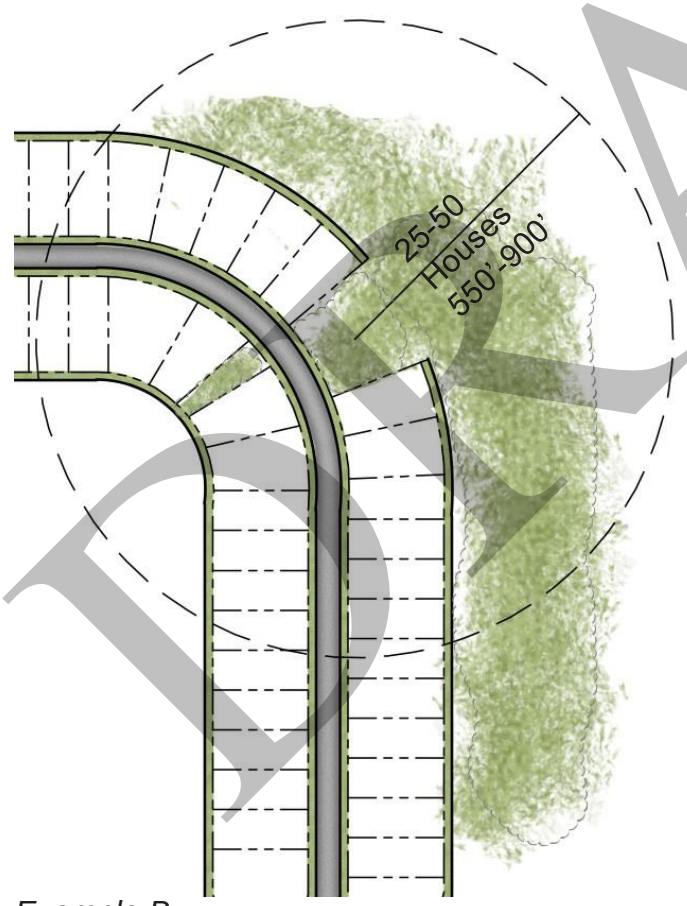
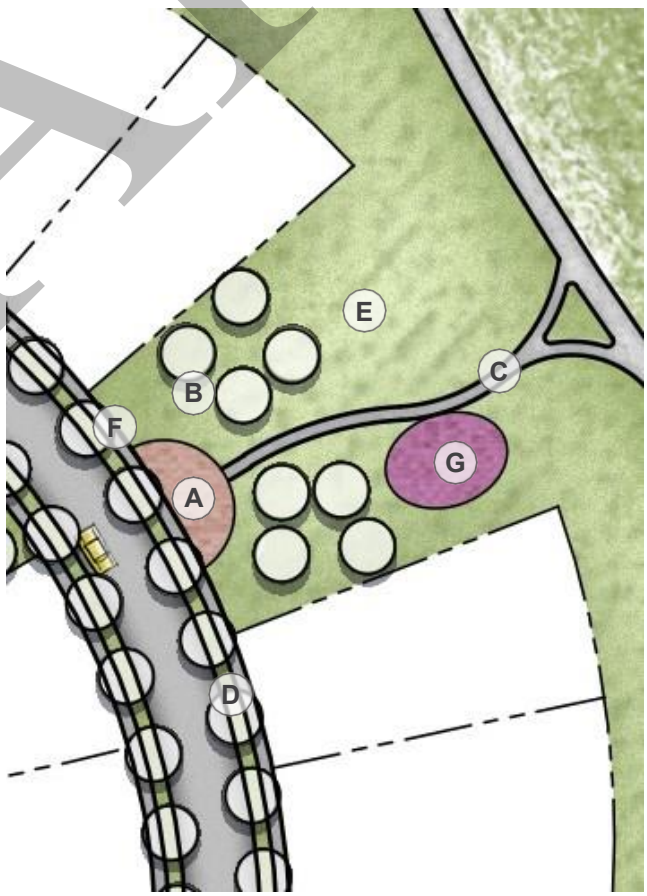
PARKLET PARK

Legend:
- A Seating Area
- B Canopy Trees
- C Pathway
- D Parkway Trees
- E Lawn
- F Neighborhood Sidewalk
- G Play



Example B



Example B enlargement

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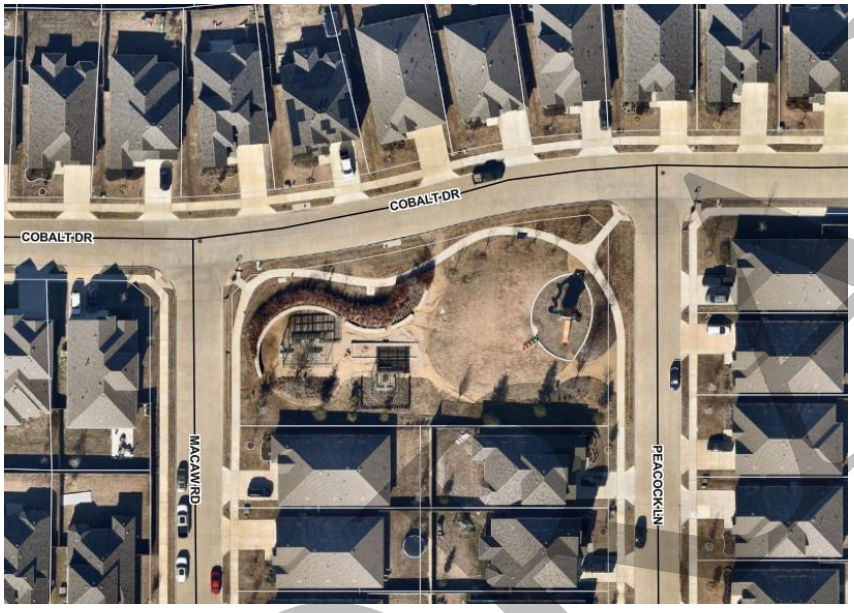
PARKLET PARK

Map data: Google Maps



Map data: Nearmaps

Map data: Google Maps

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OPEN SPACE TYPES

NEIGHBORHOOD PARK

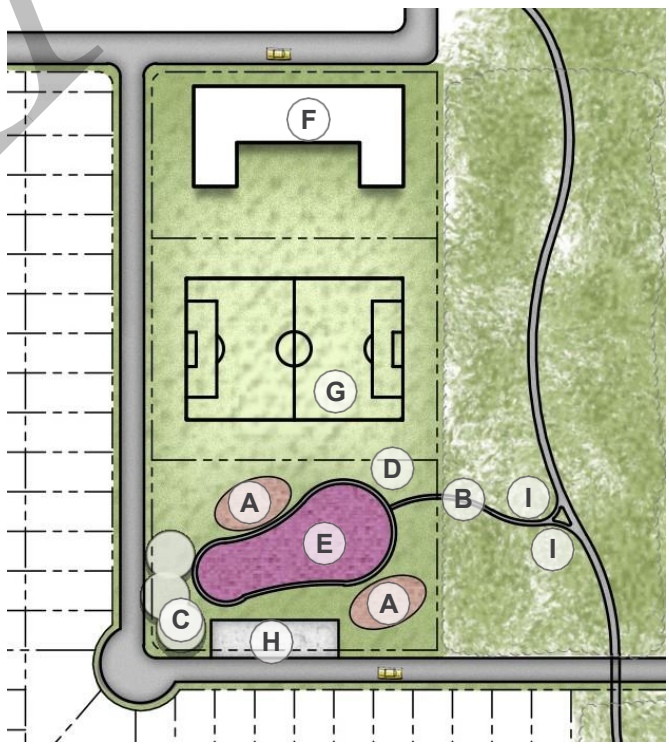
Size: 0.5 - 2.0 acres
Capture Radius: Centrally located within a 1/4 mile to 1/2 mile distance. Provide multiple neighborhood parks for larger developments. Where applicable, neighborhood parks shall connect to city parks, schools, and/or natural corridors and these elements shall be designed to function well together and form the same space. Neighborhood Park may be surrounded by streets on all sides.
# of Users: 50 - 100
Minimum Size Requirements: 20,000 SF
Mandatory Elements:

- Parking - on-street parking is preferred in order to preserve open space land, off-street is permitted
- City of Celina trail gateway signage shall be provided where neighborhood parks connect to hike and bike trails
- Seating - shall have multiple seating areas and options. May include picnic tables, benches, and movable seating
- Shade - required through trees and shade structures.
- Playground - shall be commercial-grade, include multiple age groups, and provide opportunities for all-inclusive play. Shade coverage may be provided in the form of shade structure, canopy, or adjacent trees. One non-porous shade structure is required. Metal slides are prohibited
- Play area - protected from adjacent streets by planting, low wall or fencing not to exceed 36" in height
- Pathways - shall be provided throughout the park, shall connect park elements, shall connect to a neighborhood system of sidewalks or trails, shall be concrete, shall be accessible, and shall be a minimum of 5' wide

Additional Elements (Select 2):

- Picnic areas
- Additional play areas or sports fields
- Swimming pool or splash pad
- Fountain
- Gazebo or pavilion

Legend:
- A Seating Area
- B Pathway
- C Canopy Trees
- D Lawn
- E Play
- F School
- G City Park
- H Parking
- I Trail gateway sign



Example A (Preferred)

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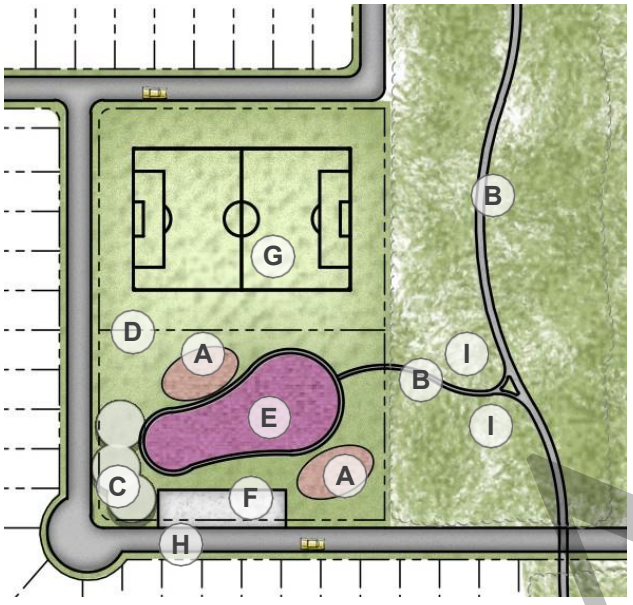
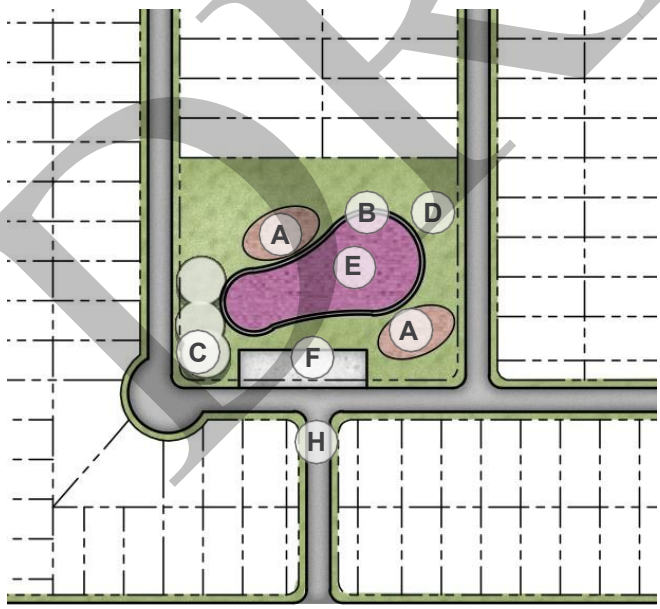
NEIGHBORHOOD PARK



Legend:
- A Seating Area
- B Pathway
- C Canopy Trees
- D Lawn
- E Play
- F Parking
- G City Park
- H Primary Street
- I Trail gateway sign

Example B (Adjacent to city park)



- Centrally located and embedded into the community
- Located at terminus of primary or entry streets, where possible

Example C (Embedded in development)

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NEIGHBORHOOD PARK

Map data: Nearmaps

Map data: Google Maps

Map data: Google Maps

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OPEN SPACE TYPES

AMENITY CENTER

Size: 1.5 Acres +
Capture Radius: Centrally located within a 1/2 mile radius. Where applicable, the amenity center shall be connected to city parks, schools, and/or natural corridors through a neighborhood system of sidewalks or trails. An amenity center shall generally be included as part of the 1st Phase of development, unless otherwise adjusted by an associated development agreement or PD. Generally, multiple amenity centers are required if a neighborhood is divided by a collector/ arterial, or approximately every 600 lots.

# of Users: Varies per programming
Minimum Size Requirements: 20,000 SF
Mandatory Elements:

- Parking - number of spaces to be determined by amenity center size. On-street and off-street parking is permitted and both may count toward required number of spaces
- Seating - shall have multiple seating areas and options. May include picnic tables, benches, or movable seating
- Building - may be open air or conditioned space
- Shade - required through trees and/or shade structures. At least one shade structure shall have a solid roof to provide full shade
- Playground - shall be commercial-grade, include multiple age groups, and provide opportunities for all-inclusive play. Shade coverage may be provided in the form of shade structure, canopy, or adjacent trees. Metal slides are prohibited
- Play area - protected from adjacent streets by planting, low wall, or open fencing not to exceed 36” in height
- Pathways - shall be provided to connect a neighborhood system of sidewalks or trails. Shall be 5’ minimum, concrete, and must be accessible

Additional Elements (Select 2):

- Picnic areas
- Additional play areas or sports fields
- Swimming pool or splash pad
- Fountain
- Gazebo or pavilion
- Community gardens
- Quality outdoor games such as bocce ball, cornhole, chess, Connect 4, etc.
- Hammocks
- Art
- Commercial-grade fitness equipment

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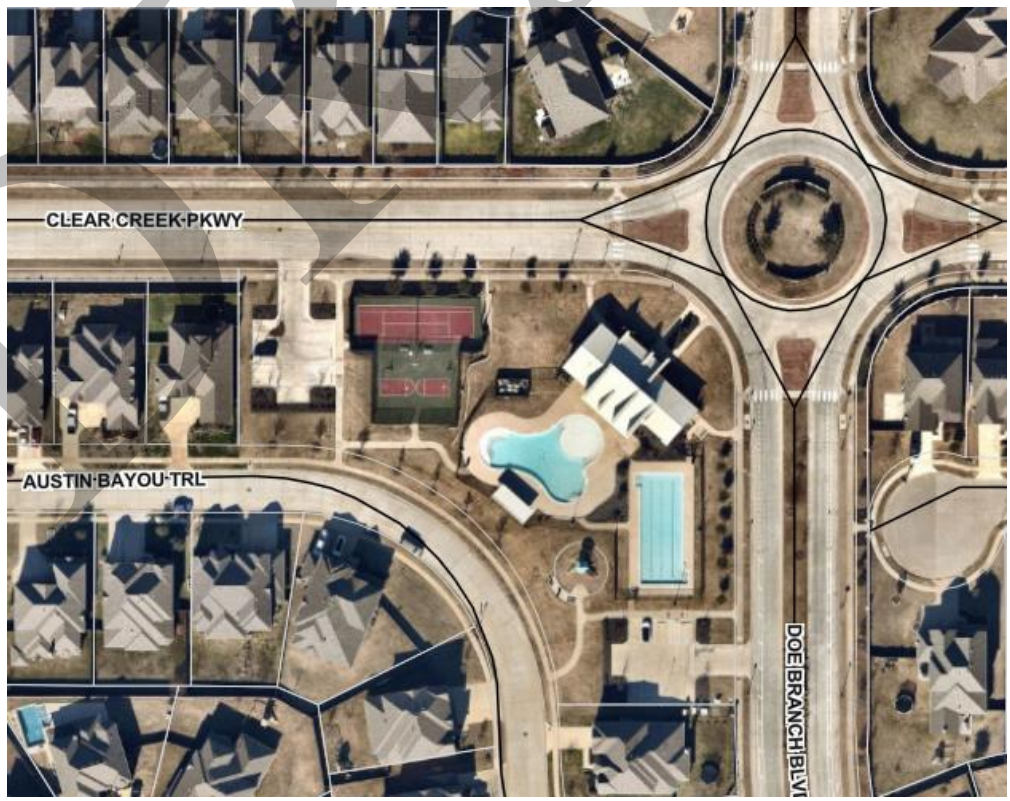
AMENITY CENTER

Map data: Nearmap



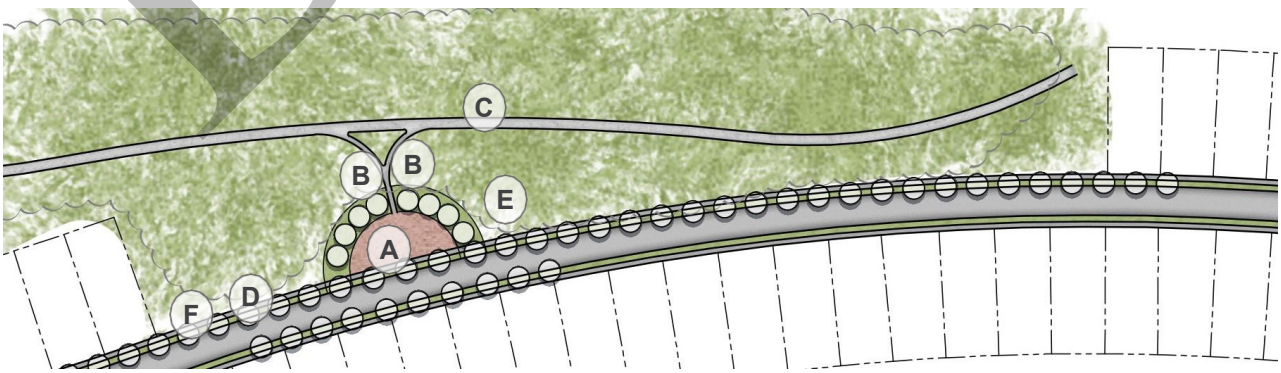
Map data: Nearmap

OPEN SPACE TYPES

LINEAR PARK

1. **Natural corridors:** Natural corridors that are not integrated into the development shall not be included in the usable open space calculations. In order to be considered usable open space, the following requirements shall apply:
   - Limit the number of houses that back to the corridor.
   - For lots or streets adjacent to floodplain and creeks, a minimum of 100' or 10% of street length, whichever is greater, shall be single-loaded with houses facing the floodplain or creek.
   - A trailhead connecting to a community or City of Celina trail system, overlook, pocket park, parklet or neighborhood park must be provided to encourage access to the corridor and increase the value of homes facing the corridor. Trailheads shall follow City of Celina specifications.
   - Floodplain and steep slope areas, such as erosion setbacks, may be counted for up to 50% of the total land designated in this type, provided the design meets the following criteria:
     - 10% of the floodplain and/or steep slope area must be physically usable.
     - A minimum 10' accessible, shaded trail (1 canopy tree each 50'), which connects to a current or future City of Celina trail system, shall be provided.
     - The 10% area includes a 10' wide swath on either side of the 10' trail that is to be maintained for visibility and safety.
     - The 10% area includes preservation of natural zones that create view sheds and natural experiences within close proximity to the trail.
     - Additional improvements to the floodplain and steep slopes area are encouraged.
     - Trail may run parallel to adjacent lots or ROW.
     - Where additional amenities are included, this park type may overlap or be included as an additional park typology.
     - Trail widths may be larger in the Master Trails Plan. If a trail is defined as a spine trail in the in the Trails Master Plan, the entire width of the trail shall be 12'.
     - Amenity elements (see Designated Linear Park section, below) are incorporated.

Legend:
- (A) Seating Area
- (B) Trail gateway sign
- (C) Trail
- (D) Parkway Trees
- (E) Lawn
- (F) Neighborhood Sidewalk



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LINEAR PARK

Map data: Nearmap

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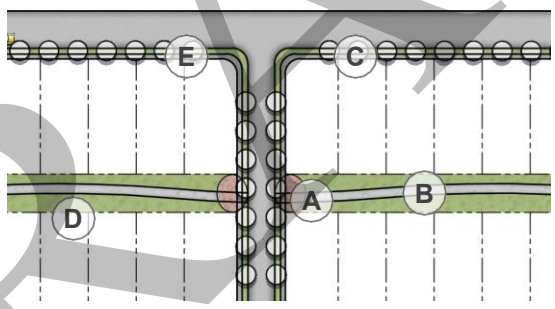
2. **Utility corridor:** Includes gas, electric, rail, and other corridors that are linear in form but restrictive in design elements. These corridors shall be enhanced to the degree that the utility company permits and may be counted toward the open space calculation, provided they are integrated into the development and not treated as “left-over” space. If these spaces are amenitized, they may be counted as part of the 10% of the usable open space allocation.
   - Provide access to the corridor via road crossings, cul-de-sacs, and peek-a-boos.
   - A minimum 10’ wide (12’ wide if identified in the Master Trail Plan) concrete trail shall be provided internal to the corridor.
   - Trail shall meander through the corridor to reduce monotony and increase areas of interest
   - Enhanced planting areas shall be provided along the trail corridor as permitted by the utility company.
   - Where enhanced planting areas are not permitted, an additional 10’ landscape easement shall be provided on each side of the easement and shall include shade trees at a rate of 1 tree for every 40 linear feet of walk. Trees may be clustered in natural formations, staggered on either side of the walk, or spaced evenly along the walk. Trees shall be irrigated.
   - Trailheads with accent planting and signage shall be located at street intersections or corridor entry points.
   - Access to the trail shall be permitted from adjacent properties.
   - The rear of the lots adjacent to the utility corridor shall have open fencing.



Legend:
- (A) Seating Area
- (B) Trail
- (C) Parkway Trees
- (D) Lawn
- (E) Neighborhood Sidewalk

Map data: Google, Maxar Technologies

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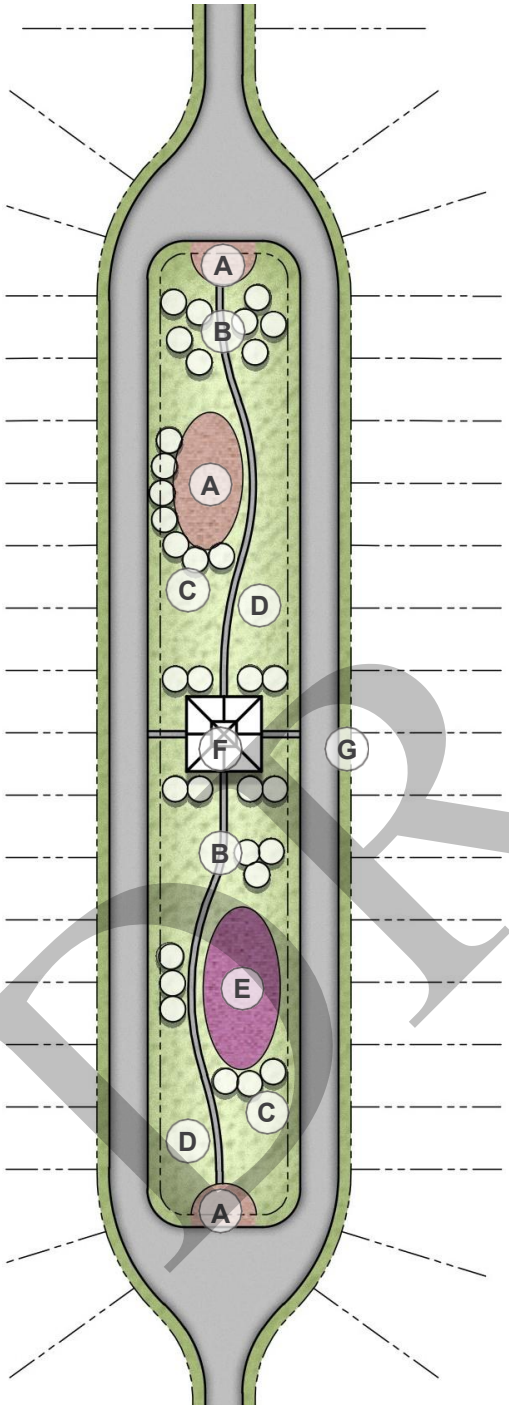
3. **Designed linear park:** These parks are specifically designed to be integrated into the community and connect to the City of Celina trails system.
   - Limit the number of houses that back to this corridor
   - Where possible, the front facades shall face onto the park



Legend:
- (A) Seating Area
- (B) Pathway
- (C) Canopy Trees
- (D) Lawn
- (E) Play
- (F) Shade
- (G) Neighborhood Sidewalk

Celebration, FL

Map data: Google, Maxar Technologies

Mandatory Elements:
- Parking - on-street parking is preferred in order to preserve open space land, off-street is permitted
- Seating - shall have multiple seating areas and options. May include picnic tables, benches, and movable seating
- Shade - required through trees and shade structures
- Playground – shall be commercial-grade, include multiple age groups, and provide opportunities for all-inclusive play. Shade coverage may be provided in the form of shade structure, canopy, or adjacent trees. Metal slides are prohibited
- Play area to be protected from adjacent streets by planting, low walls, or open fencing not to exceed 36” in height
- Pathways - shall be provided throughout the park, connect park elements and connect to a neighborhood system of sidewalks or trails. Shall be concrete, accessible and 5’ wide

Additional Elements (Select 2):
- Picnic areas
- String lighting
- Enhanced planting
- Enhanced paving
- Additional play areas or sports fields
- Fountain
- Gazebo or pavilion

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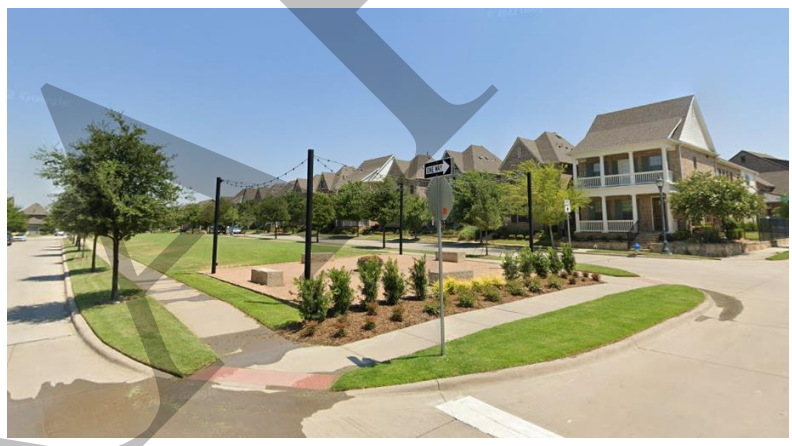
LINEAR PARK

Map data: Nearmap

Map data: Google Maps

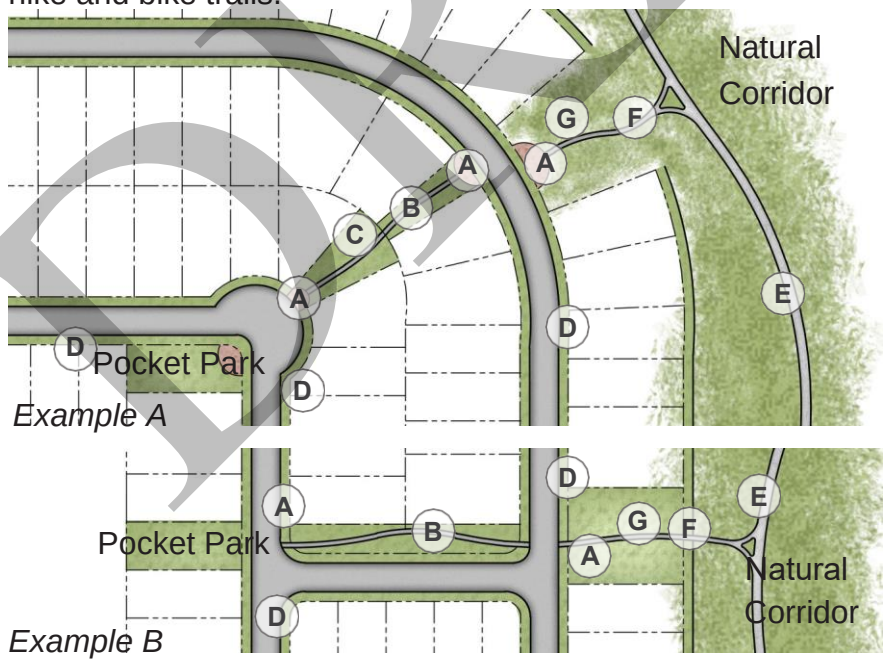


Map data: Google Maps

Map data: Nearmap

Map data: Google Maps

4. **Trail connectors:** These elements are intended to provide safe connection between open space elements, parks and trails, and may be counted as open space if the following is provided:
   - Safe and well-lit environment
   - Minimum 20’ wide corridor
   - Minimum 5’ wide sidewalk may meander through the space
   - Where spine trails are identified on the Trails Master Plan, the trail shall follow the specifications of the Trail Master Plan and shall be a minimum of 12’ in width
   - Internal access connection walks shall be provided and shall be 5’ minimum in width when connecting a trail to a 5’ wide neighborhood walk. When connection to a spine trail, this connecting trail shall be increased to 8’ in width
   - Where future trails are not yet built, connecting trails shall be stubbed out to meet future trail build-out
   - Multi-use trails shall follow recommendations of the Trails Master Plan and shall be no less than 10’ in width
   - The area outside of the sidewalk shall contain 50% enhanced planting (ornamental or canopy trees) other than sod or ground cover. Native grasses and/ or wildflower seeding count toward this calculation
   - Trees or shade along the trail shall be provided to create 50% shade coverage for the walkway
   - Signage at entry – shall correspond with the overall project signage in material and design intent, follow City of Celina standards, and include the following language:
     - Identification of trail safety markers as provided by the City of Celina
     - Identification of trail destination or intersection point
     - Identification of trail entrance
     - City of Celina trail gateway signage shall be provided where neighborhood parks connect to hike and bike trails.



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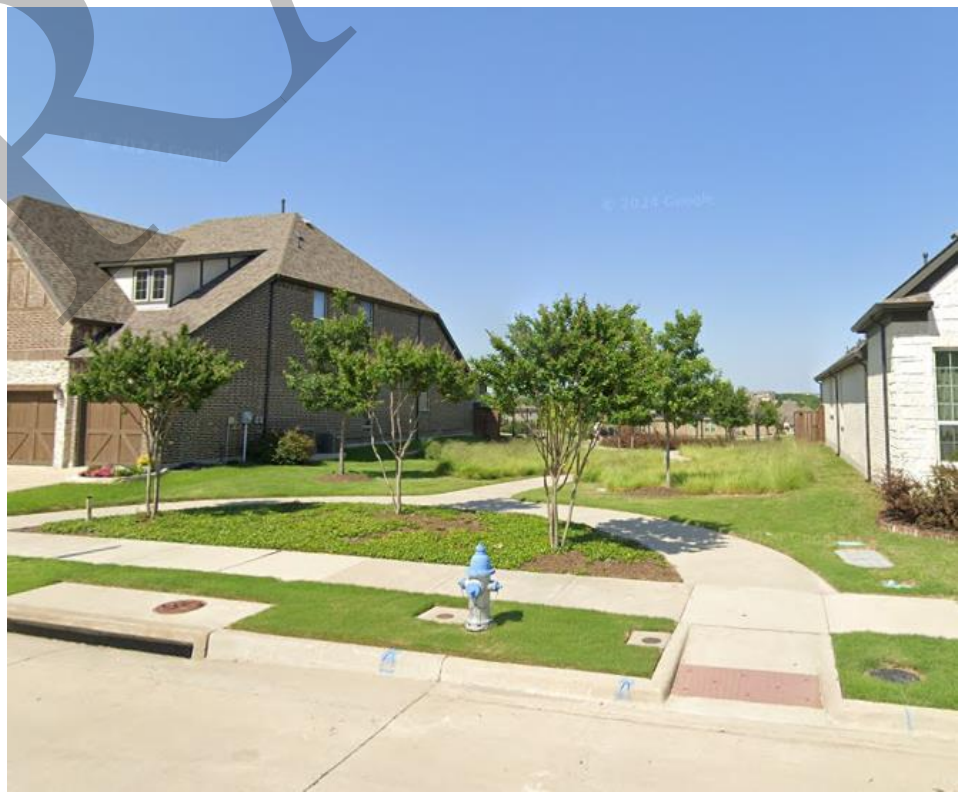
TRAIL CONNECTORS

Map data: Google Maps



Map data: Google Maps

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OPEN SPACE TYPES

DETENTION POND

A detention or retention pond area may count toward open space calculations if they are designed to be used during non-flood events. The useable area of the detention open space shall be located outside of the flooding zone in areas that provide viewing to the pond area. Areas with a 6:1 slope or less may be counted as useable open space if they contain the following:

Ⓐ Seating with shade.
Ⓑ Enhanced planting.
Ⓒ Lighting in the non-flooding zones.
Ⓓ Coordinated street tree planting with adjacent streets.
Ⓔ Looping trail around pond that provides access to elements in the flooding zone, if applicable. Pathway shall be concrete and a minimum 5’ in width, depending on the size of the pond, as determined by Staff.
- Provide a 10’ flat surface at the top of the bank suitable for a concrete sidewalk or trail;
- Provide an additional landscape area on the outside of the trail for perimeter trees, planted at a rate of one large canopy tree for every 50 linear feet;
- Natural stone or brick veneer is required on headwalls, bridges, walls, culverts, retaining walls, and like structures taller than 6” in height.

Ⓕ Flooding zone may be designed to provide practice fields and neighborhood events in non-flood times.

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DETENTION POND

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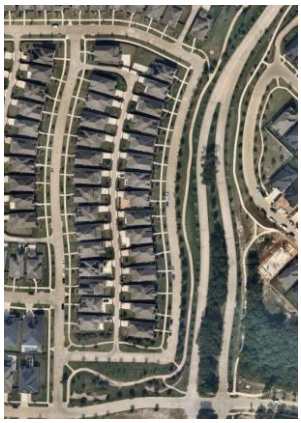
SCREENING

In order to mitigate the adjacency of perimeter collector and arterial roadways, the following conditions shall be met:

1. All perimeters of residential subdivisions, including alleys, adjacent to a ROW that is 60’ or wider shall provide an HOA landscape buffer with quality landscaping and plantings along with an 8’ masonry wall, also owned and maintained by the HOA. The width of landscape buffers, along with associated landscaping and sidewalks, shall be as detailed in the Zoning Ordinance or Subdivision Ordinance. Masonry walls shall wrap around the side of entry lots at entrances.
2. Decorative metal fencing (with masonry columns and associated landscaping) may be provided in lieu of the masonry wall along open spaces, floodplains, cul-de-sacs, and U-shaped streets.
3. In lieu of decorative metal fencing outlined in #2 above, berms with associated landscaping and trees may be installed, with slopes appropriate for maintenance and vegetation.
4. Where collectors or arterials are adjacent to floodplains or large expanses of open space, no perimeter screening device is required.
5. Wood fencing is allowed along neighborhood streets within the development, with the smooth side facing out, and with enhanced fencing (cedar, board-on-board with a decorative cap) on corner lots and side yard returns between homes.
6. To reduce a “tunnel” affect along thoroughfares adjacent to development, consider utilizing u-shaped, single-loaded streets or cul-de-sacs adjacent to the landscape buffer. U-shaped and cul-de-sacs that open to the landscape buffer do not require a screen wall or screen fence.

Map data: Google, Maxar Technologies



Map data: Near Maps

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7. The following table represents the types of acceptable screening and landscape requirements within the required landscape buffer. Reference the Zoning Ordinance for specifics related to plant material and spacing.

SCREEN FENCE	CANOPY TREE REQUIREMENT	ORNAMENTAL TREE REQUIREMENT	6' TALL EVERGREEN SHRUB REQUIREMENT	% ENHANCED PLANTINGS
Masonry Wall	1 per 40 linear feet	1 per 40 linear feet	Encouraged	50% of the length of screen wall shall have a bed of shrubs and ground cover
Wrought Iron or Tube Steel; Masonry Columns per Code	1 per 40 linear feet	1 per 40 linear feet	Where screening is required, as determined by Staff, a minimum 6' evergreen opaque shrub row is required	25% of the length of screen wall shall have a bed of shrubs and ground cover
Where U-shaped or Cul-de-sac No Wall is Required	1 per 40 linear feet	1 per 40 linear feet		50% of the length of landscape buffer shall have a bed of shrubs and ground cover

8. Berms are encouraged within the required landscape buffer per the following:
   - Shall be a minimum of 3' tall.
   - Side slopes of berms shall not exceed 25% and shall be easy to maintain.
   - Consideration shall be given to the vertical and horizontal alignment of sidewalks that intersect with or weaves between berms.

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GIFTS TO THE STREET

Gifts to the street are those elements that help to create an environment that encourages neighborhood interaction. These elements may count toward the 4 elements required in the architectural section of the Zoning Ordinance, and include but are not limited to:

1. Front porches
   - May encroach into the front setback up to 10' provided there is a minimum 5' of front yard space from the back of side walk to the front facing facade of the porch.
   - Minimum front porch size is 60 SF and shall met the standards set forth in the Subdivision Regulations.
   - Minimum front porch depth is 5'.

2. Front stoops
   - May encroach into the front setback up to 5'.
   - For townhomes and patio homes, this distance may be reduced to 3' from the back of sidewalk to the first riser of the stoop.
   - May be inset into the building or covered with an architectural feature or awning.

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3. Architectural accents on the front facade
    - Refer to the Zoning Ordinance

4. Front gardens
    - The incorporation of enhanced plant material elevates the pedestrian experience along the street. These are highly encouraged to be provided at both the foundation of the home and at the edge of the sidewalk where possible.

5. Elevated front yards
    - Steps from street are encouraged where topography permits.

6. Front yard fences
    - May be viewed as gifts to the street, reference Fencing section in this document.

Architectural accents

Front Gardens

Front yard fence

Elevated front yard

DRAFT