



Life Connected.

PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, APRIL 18, 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 Council Chambers
 - A. Development Overview (Colakovic)
- 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 March 21, 2024, Planning & Zoning Commission meeting.
- IV. **PUBLIC HEARING/ACTION**
 - A. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 66 acres of land; generally located at the northwest corner of Oklahoma Drive and Glendenning Parkway, within the City Limits. (Willard Cattle – Development Agreement)
 - B. Conduct a public hearing to consider and act upon a request to zone approximately 5 acres to Single-Family Residential, Attached District (SF-A); generally located east of KC Robinson Lane and approximately 1,000 feet south of Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Parkside Terrace (Glory Villas Addition) – Zoning)
 - C. Conduct a public hearing to consider and act upon a request to rezone approximately 1 acre to a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning; generally located north of Malone Street and approximately 1,400 feet west of Preston Road, within the City Limits. (My Swim Buddy – PD Zoning)

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, MARCH 21, 2024
5:00 PM
MINUTES

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Chair Bain called the meeting to order at 5:00 p.m., established a quorum, and led those present in a salute to the American and Texas flags.

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

III. CONSENT AGENDA

A. Minutes Approval:

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

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

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)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

Commissioner Dawson asked about the future use of the tract and noted traffic concerns.

Dusty McAfee, Executive Director of Development Services, responded that this item is for the zoning of the property and that the City has no current plans for the property, and noted that Community Facilities District is the appropriate zoning for City-owned properties.

Commissioner Upchurch asked when the property would submit a site plan.

Mr. McAfee responded that there are no current plans for the property, but a site plan would be required before development occurs.

Resident Dale Bainum, 2541 Heritage Trail, Celina, Texas, 75009, stated that he would like future City-initiated zoning requests to include the planned use within the presentation, when known.

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

The commissioners discussed the item.

Vice Chair Poche motioned to approve the item as proposed.

Commissioner Rojas seconded the motion.

All were in favor, and the motion was approved.

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

- 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)

Kari White, Planning Manager, presented the staff report.

Chair Bain opened the public hearing.

Commissioner Upchurch asked how wastewater would be handled until the site comes into full conformance with City regulations.

Ms. White responded that septic would likely be used for Phase 1.

Commissioner Rojas asked if the Phase 2 architecture would follow the reduced standards for Phase 1.

Ms. White responded that the agreement contemplates reduced standards for Phase 1, but Phase 2 will meet the architectural standards.

Commissioner Upchurch asked how many seats the church is planning in Phase 1.

Applicant Jim Riley, 12377 Merit Drive, Dallas, Texas, 75251, responded that there would be 325 seats.

Chair Bain asked if nearby residents had been notified of the proposal.

Ms. White responded that the City complies with local and state notification guidelines.

Commissioner Bain asked about the anticipated timeline.

Mr. Riley responded that the project timeline between phases is roughly 14 months.

Commissioner Upchurch asked if the project would be permitted through the County.

Mr. McAfee responded that the applicant is voluntarily annexing into the City and the project would be permitted through the City, if the Development Agreement is approved.

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

The commissioners discussed the item.

Commissioner Dawson motioned to approve the item as proposed.

Commissioner Trigo seconded the motion.

All were in favor, and the motion was approved.

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

- 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)

Madhuri Mohan, Planning Director, presented the staff report.

Chair Bain opened the public hearing.

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

The commissioners discussed the item.

Commissioner Rojas motioned to approve the item as proposed.

Vice Chair Poche seconded the motion.

All were in favor, and the motion was approved.

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

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

Ms. Mohan presented the staff report.

Commissioner Upchurch asked if this item would be adopted by City Council as an Ordinance.

Ms. Mohan answered that the item would be adopted by a Resolution.

The commissioners discussed the item.

Chair Bain motioned to approve the item as proposed.

Commissioner Dawson seconded the motion.

All were in favor, and the motion was approved.

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

V. **ADJOURNMENT**

Chair Bain adjourned the meeting at 5:37 p.m.

Chair

Ex Officio

Date



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Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Planning Manager
CC: Madhuri Mohan, Planning Director
Date: April 18, 2024
Re: Willard Cattle – Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 66 acres of land; generally located at the northwest corner of Oklahoma Drive and Glendenning Parkway, within the City Limits. (Willard Cattle – Development Agreement)

Background Information:

This request is for a Development Agreement for approximately 66 acres in order to realign a portion of Oklahoma Drive and shift land uses to reflect the new alignment. Please refer to the attached documents for further information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

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

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

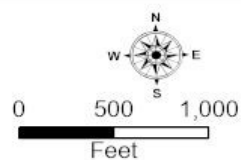


Legend

- Subject Property
- City Limits
- Roads
- Parcels

Willard Cattle - DA Location Map City of Celina

3/27/2024

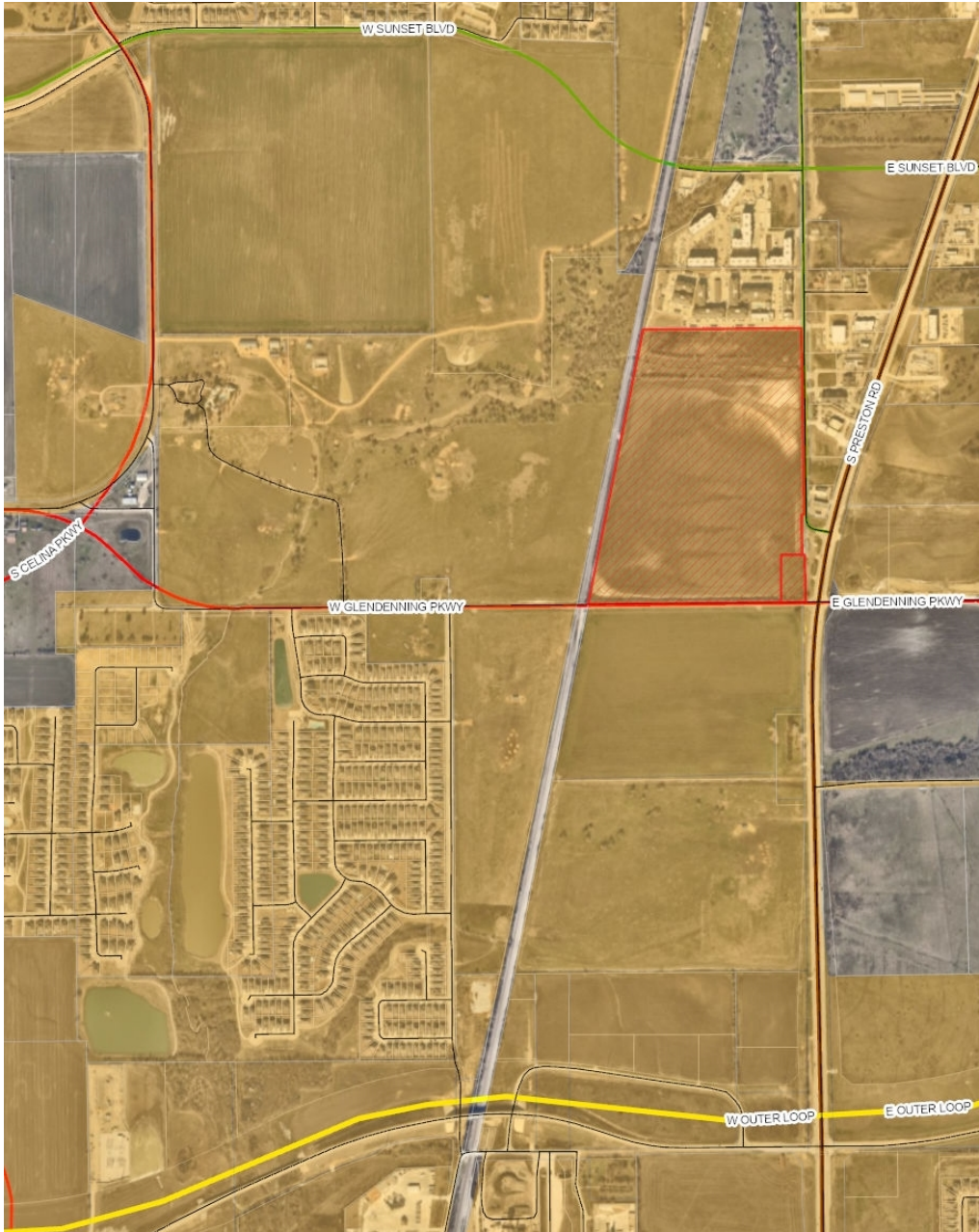


WILLARD CATTLE

Development Agreement

Planning & Zoning Commission
April 18, 2024





LOCATION MAP

The subject property is generally located at the northwest corner of Oklahoma Drive and Glendenning Parkway

BACKGROUND

- The subject property is approximately 66 acres and was annexed into City Limits in 2004
- The property is zoned Mixed Use-2 District (MU-2) (~33 acres) and Light Industrial District (I-1) (~33 acres)
- In early 2022, City Council denied a proposal to rezone the entire tract to Mixed-Use District (MU) while retaining some light industrial entitlements, primarily due to traffic concerns and neighbor opposition

CURRENT ZONING



BACKGROUND

- The applicant has since completed a Traffic Impact Analysis (TIA), which confirmed that the current configuration of Oklahoma Drive does not support increasing traffic volumes
- The applicant worked with Engineering staff to realign Oklahoma Drive through the site to Glendenning Parkway, which improves the traffic situation for this area
- Due to the proposed realignment, the existing zoning requires adjustments to keep the Oklahoma Drive realignment project whole
- Engineering, the applicant, Planning, and TxDOT have worked extensively to find a collective solution to the existing problem

CONCEPT PLAN

ZONING USE

- MULTI-FAMILY
- RETAIL
- INDUSTRIAL



AGREEMENT OVERVIEW

- Roadway

- City revises the Master Thoroughfare Plan to reflect the realignment of Oklahoma Drive through the site and coordinates with TxDOT
- Property owner dedicates the required right-of-way
- Developer constructs the road through the subject property as the property develops

- Zoning

- The existing land uses shift due to the realignment of Oklahoma Drive
- Multi-family density decreases
- Light industrial, commercial, office, and retail entitlements remain
- One climate-controlled self-storage facility and gas station are allowed by right

AGREEMENT OVERVIEW

Land Use	Existing Entitlement	Proposed
Multi-Family, Horizontal (MF-0)	N/A	Max. 225 units
Multi-Family, Garden Style (MF-1)	Max. 15% (~89 units)	0 units
Multi-Family, Urban Edge (MF-2)	Max. 40% (~370 units)	Max. 400 units
Multi-Family, Urban Living (MF-3)	Max. 60% (~1,188 units)	0 units
Commercial, Office, & Retail (C)	• Min. 30% (~9.9 acres) • Storage facility with an SUP • Gas station with an SUP	• 1 multi-story, climate-controlled storage facility • 1 gas station • Flex (commercial, office, retail, and/or light industrial)

POLICY CONSIDERATIONS

- Without the realignment, traffic conditions along Oklahoma Drive will worsen, even if the subject property does not develop
- The proposed realignment has received an informal “blessing” from TxDOT
- The proposed land uses are comparable to the existing entitlements and decrease the allowed density on the subject property
- Neither the climate-controlled self-storage nor gas station are inappropriate
- Absent a resolution to the matter, litigation may be necessary to determine the ultimate density and road improvements for this area

RECOMMENDATION

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

Draft Development Standards

The property is zoned a Planned Development (PD) with a base zoning of Mixed-Use District (MU), with the following modified regulations:

1. The following land uses are permitted by right:
 - a. Multi-Family, Horizontal (MF-0): Max. 225 units
 - b. Multi-Family, Urban Edge (MF-2): Max. 400 units
 - c. Mini-Warehouse/Self-Storage: 1 multi-story, climate-controlled facility
 - d. Auto, Gas Pumps/Fuel Sales: 1 site
 - e. Flex: Uses permitted within the Commercial, Office, & Retail (C) or Industrial (I) zoning districts, as they exist or may be amended
2. The building exteriors shall conform to the architectural standards of the Zoning Ordinance, as it exists or may be amended; and
3. Conformance with the Multi-Family & Commercial Vision Book is required.



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Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Alexis Barnett
CC: Madhuri Mohan, Planning Director
Date: April 18, 2024
Re: Parkside Terrace (Glory Villas Addition) – Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 5 acres to Single-Family Residential, Attached District (SF-A); generally located east of KC Robinson Lane and approximately 1,000 feet south of Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Parkside Terrace (Glory Villas Addition) – Zoning)

Background Information:

This request is to zone approximately 5 acres to Single-Family Residential, Attached District (SF-A) in order to incorporate the subject property into the larger townhome development to the northeast. 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.

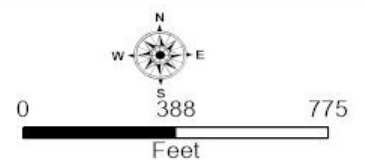


Legend

- Parcels
- Roads
- City Limits
- Subject Property

Parkside Terrace (Glory Villas) Location Map City of Celina

3/27/2024

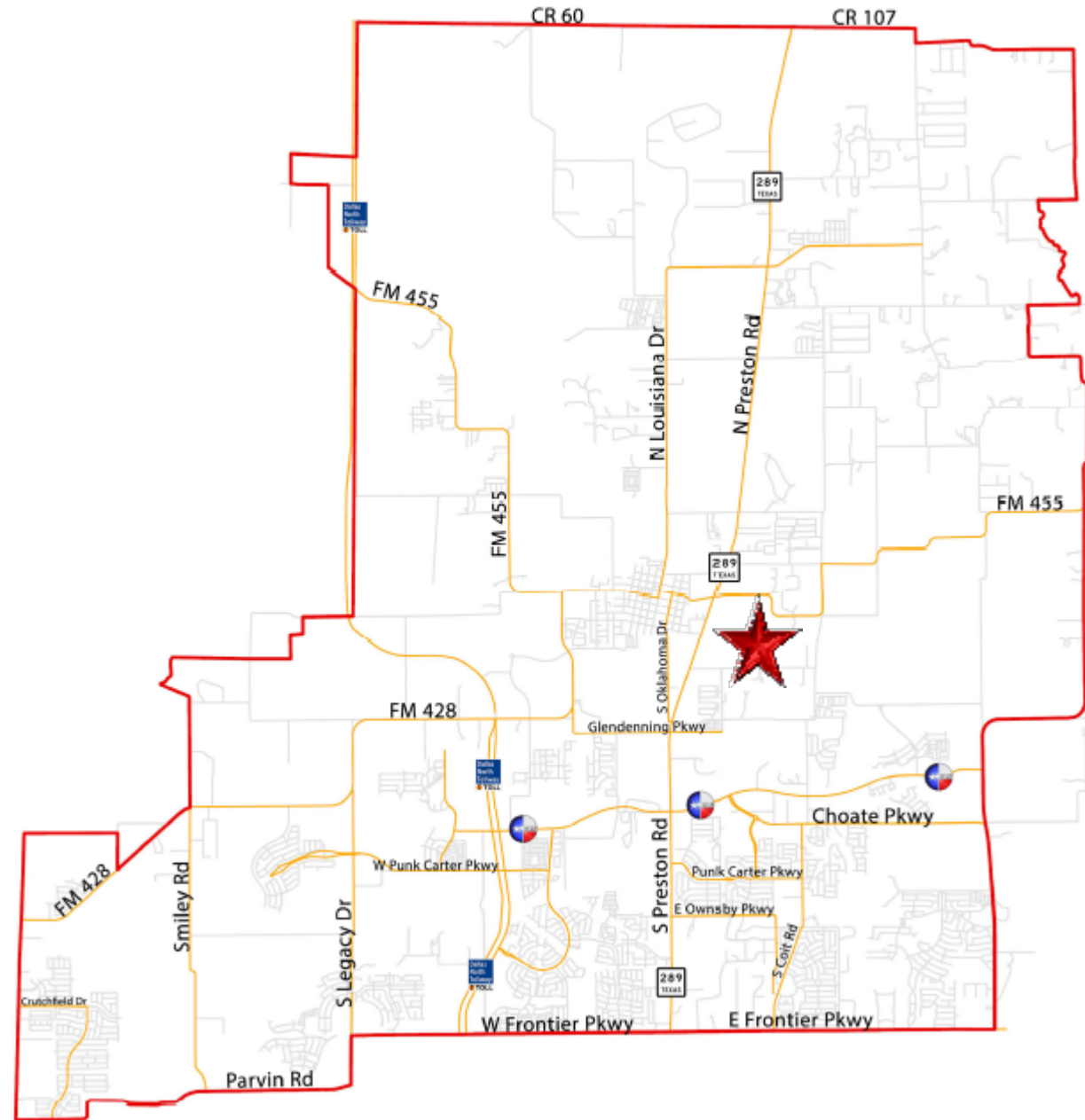


PARKSIDE TERRACE (GLORY VILLAS ADDITION)

Zoning

Planning & Zoning Commission
April 18, 2024







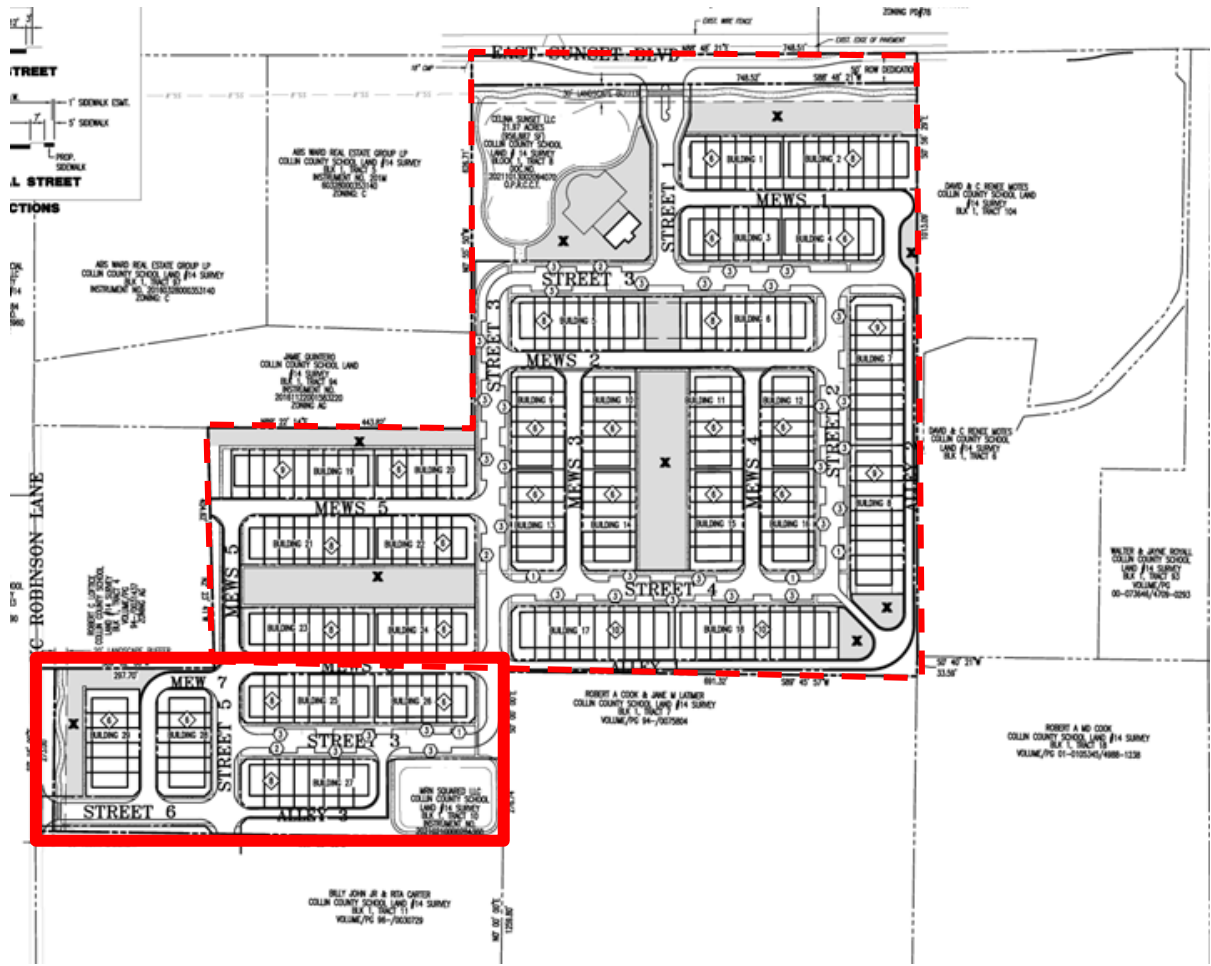
LOCATION MAP

The subject property is generally located along KC Robinson Lane and approximately 1,000 feet south of Sunset Boulevard

BACKGROUND

- The property is approximately 5 acres and located within the Extraterritorial Jurisdiction (ETJ)
- The applicant's request is to zone the property to Single-Family Residential, Attached District (SF-A), in order to incorporate the subject property into the larger townhome development
- The townhome development to the northeast was zoned SF-A in February 2023

CONCEPT PLAN



POLICY CONSIDERATIONS

- The annexation and zoning brings 5 acres into City Limits
- City standards will apply (architecture, landscape, etc.)
- The subject property will be incorporated into a townhome development, which will improve access for all properties involved
- Compared to developing in the County, the proposed townhome zoning is highest and best use

RECOMMENDATION

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



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Madhuri Mohan, Planning Director
Date: April 18, 2024
Re: My Swim Buddy – PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 1 acre to a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning; generally located north of Malone Street and approximately 1,400 feet west of Preston Road, within the City Limits. (My Swim Buddy – PD Zoning)

Background Information:

This request is to rezone approximately 1 acre to a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning in order to develop a swim school. 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:

N/A

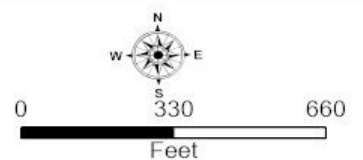


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

My Swim Buddy Location Map City of Celina

3/20/2024

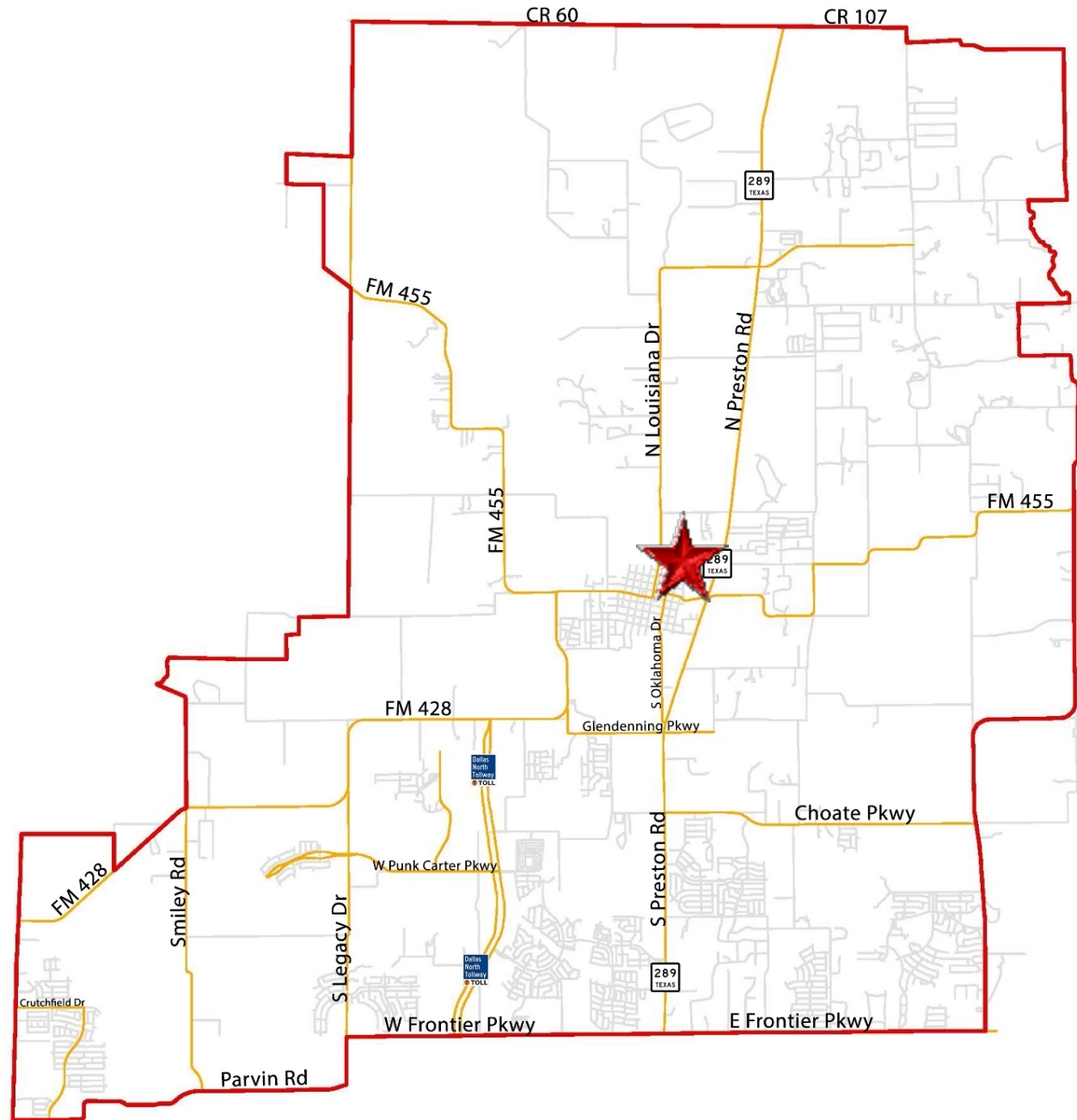


MY SWIM BUDDY

Rezoning

Planning & Zoning Commission
April 18, 2024







LOCATION MAP

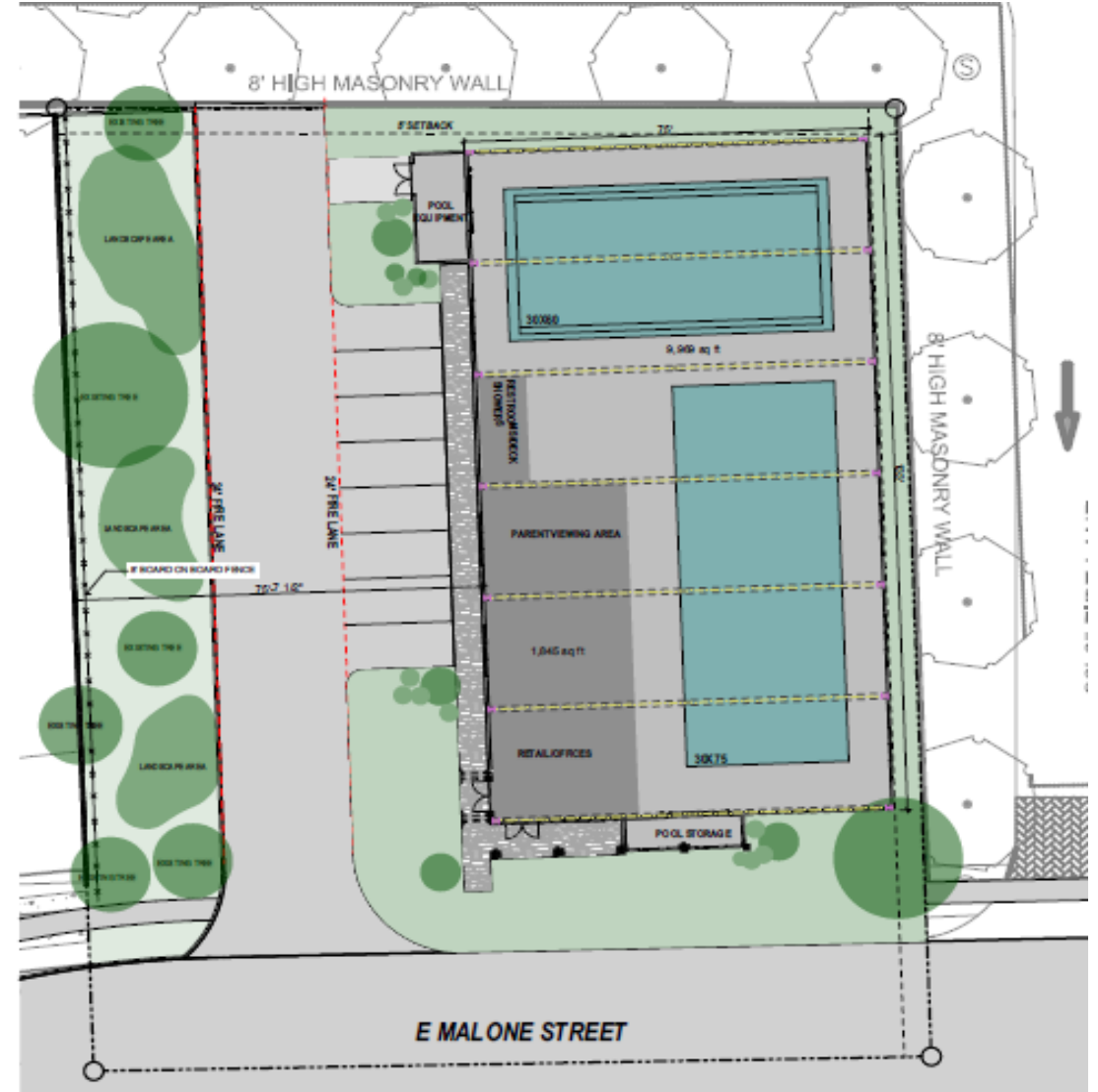
The subject property is generally located north of Malone Street and approximately 1,400 feet west of Preston Road

BACKGROUND

- The subject property is approximately 1 acre
- The subject property was zoned to Old Town Residential (OT-R) in 2006
- The OT-R District prohibits non-residential land uses
- The applicant proposes to rezone the property to a Planned Development “PD” with a base zoning of Commercial, Office, & Retail District (C) to allow for a swim school
- The rezoning request was previously denied by City Council in 2022

CONCEPT PLAN

- The applicant proposes to preserve a wooded area adjacent to the western property, along with an 8' wooden fence
- This proposal involves the removal of the existing residential structure
- A fire lane will connect from Malone, through the multi-family, and ultimately to Oklahoma to the north in order to provide cross-access



1 CONCEPTUAL SITE PLAN
SCALE 1/8" = 1'-0"

CHARACTER IMAGES



Renderings are for illustrative purposes only and have not been reviewed for Code compliance



FUTURE CONDITIONS



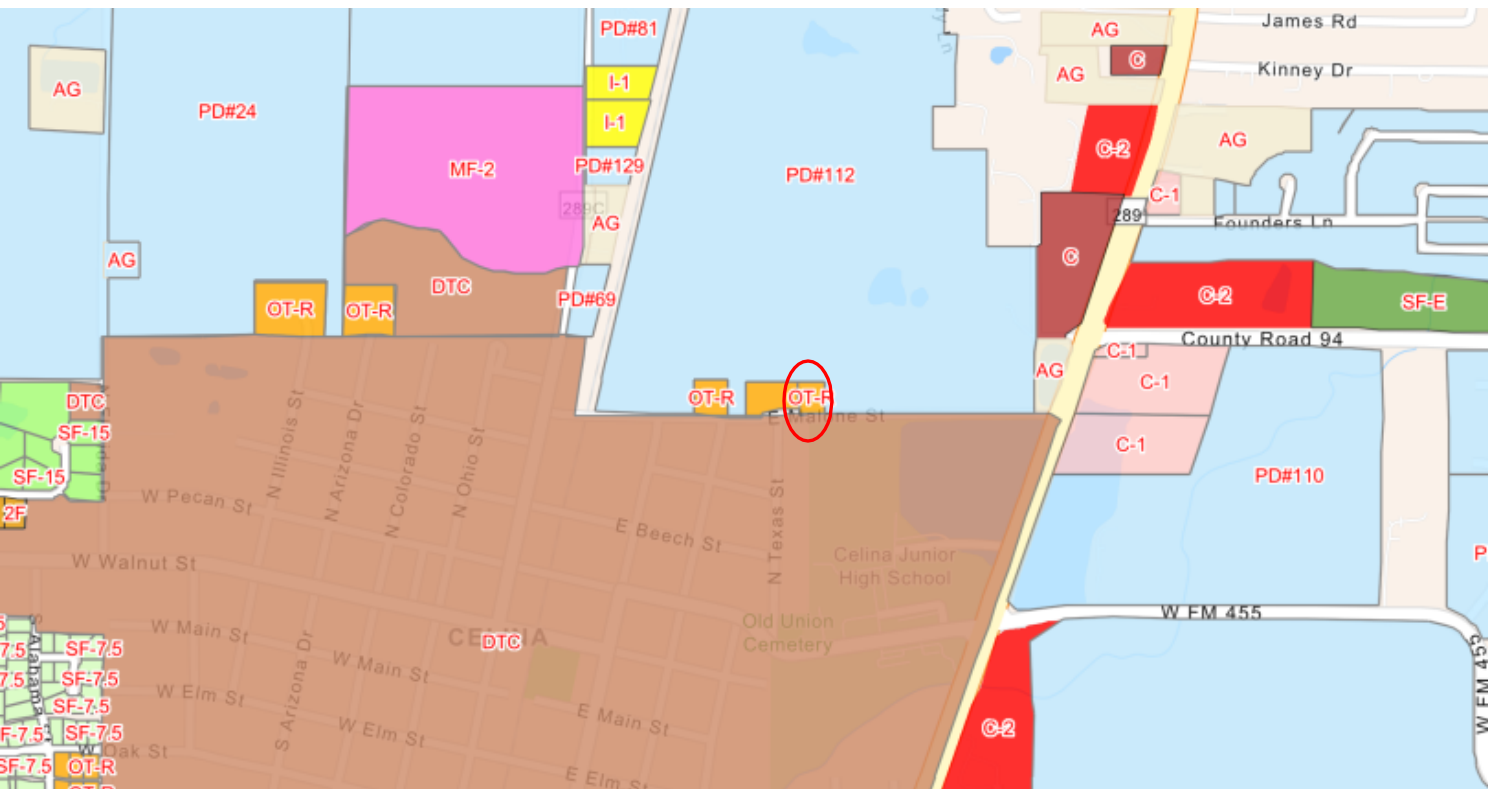
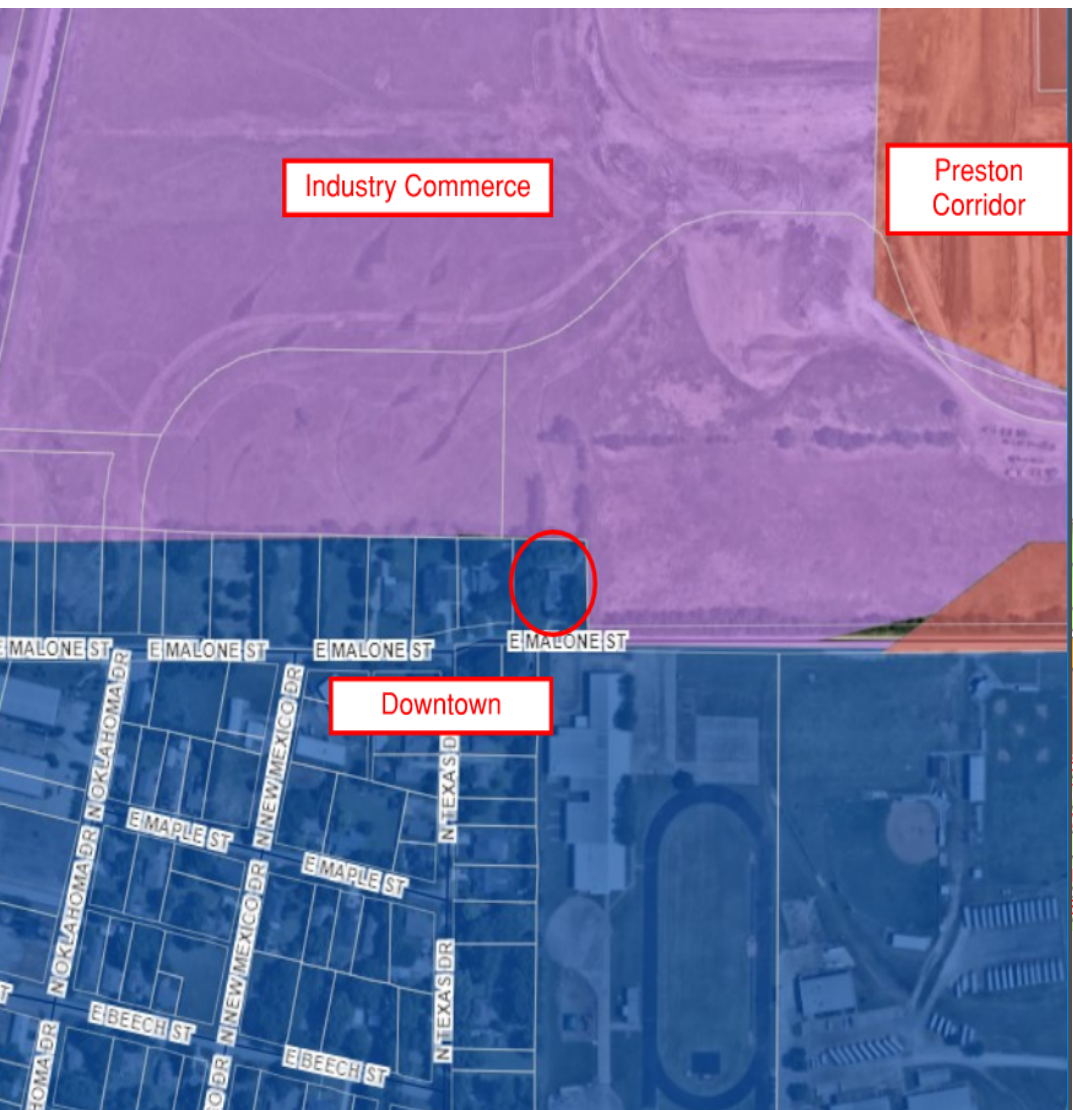
FUTURE CONTEXT

- An urban, mixed-use neighborhood (Uptown) is under construction to the north, and multi-family is being developed directly adjacent to the subject property
- The CISD corner across Malone Street (at the NWC of Preston & FM 455) is anticipated to redevelop as an eastern gateway to Downtown
- The City's distance separation requirements would prevent a liquor store or bar from locating in the proposed building in the future, as it is within 300' of a school, measured from property line to property line

POLICY CONSIDERATIONS

- In 2022, the City Council denied a similar rezoning request from the applicant
- The western neighbors oppose the project
- The applicant revised the plan to accommodate feedback from the western neighbors
- The proposed building does not meet the City's architectural standards
- The subject property functions as a transitional area on the edge of Downtown

FUTURE LAND USE PLAN



POLICY CONSIDERATIONS

- The Future Land Use Plan (FLUP) anticipated this area being on the edge of the Downtown Character District (2021)
- When the Downtown Code was approved, the subject property was not included in the rezoning, preserving its residential zoning
- The desired intensity of the OT-R outparcels is not clearly defined within the City's long-range plans and regulations

RECOMMENDATION

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

Draft Development Standards

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

The property is zoned a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning, with the following modified regulations:

1. The property shall generally develop per the attached Concept Plan and Renderings;
2. Along the western boundary, an 8' board-on-board fence is required on the shared property line;
3. Along the western boundary, a minimum 20' landscape buffer is required with alternating evergreen canopy trees and ornamental trees, each planted at a rate of 1 tree per 30'; and
4. If the vision of the attached Concept Plan and Renderings is not developed, the base zoning and all City regulations apply.

LINDSAY SHELTON
#25036
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ORIGINAL ORIGINATING DATA

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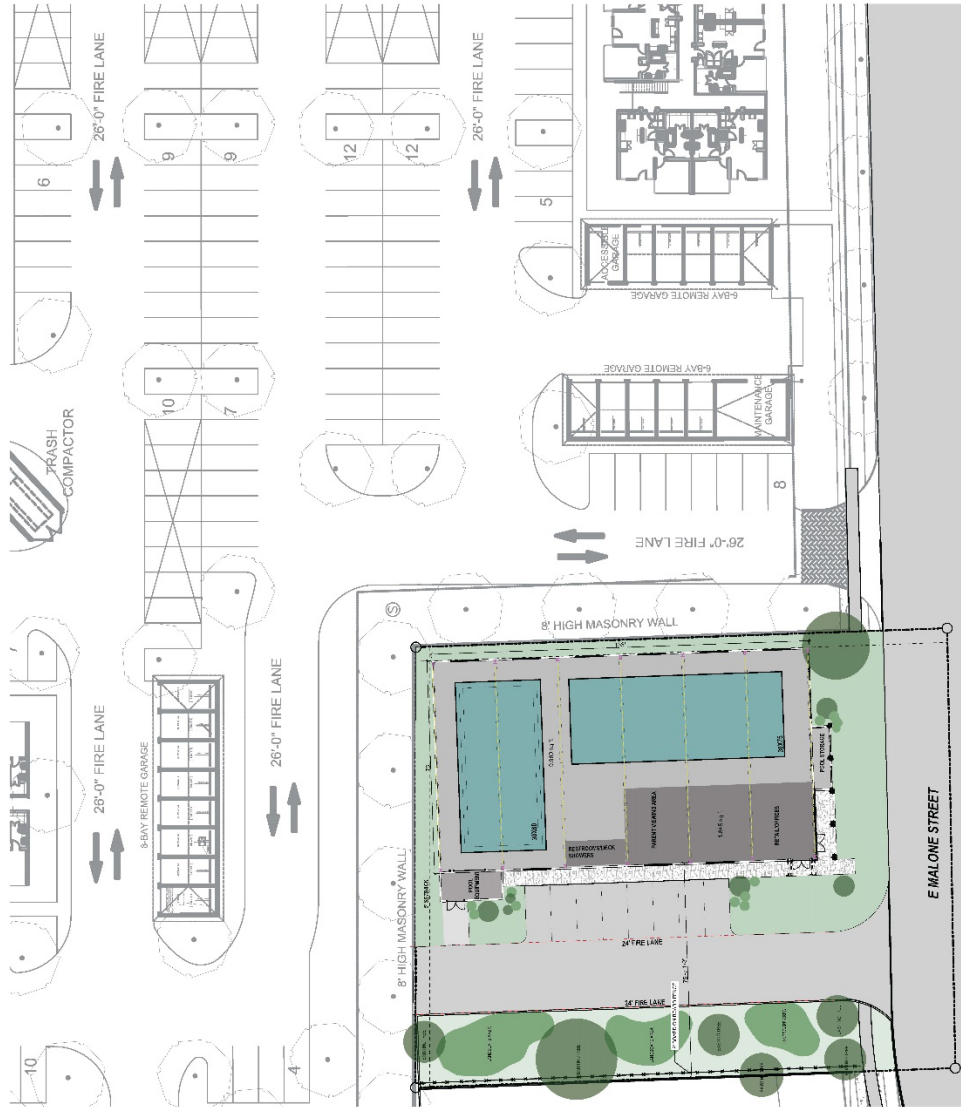


MY SWIM BUDDY
INDOOR SWIM FACILITY
E MALONE ST., CELINA, TX

A1.1



SITE PLAN



1 CONCEPTUAL SITE PLAN

[/Users/localhost/Documents/Projects/My Swim Buddy - Project 4.pln](#)

Renderings



