



Life Connected.

PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, JUNE 20, 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. Tree City USA & Growth Award (Mohan)
- B. Batch Plants – Text Amendment (Mohan)

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 April 18, 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 49 acres of land; generally located at the southeast corner of future G.A. Moore Parkway and Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (Ariana Access – Development Agreement)
- B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 107 acres of land; generally located at the northeast corner of Legacy Drive and Clear Creek Parkway, within both the Extraterritorial Jurisdiction (ETJ) and City Limits. (Legacy Branch – Development Agreement)
- C. Conduct a public hearing to consider and act upon a request to zone approximately 414 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge District (MF-2), & Multi-Family, Urban Living District (MF-3) base zoning; generally located south of Marilee Road and approximately 1,400 feet east of Preston Road, within the City Limits. (Serenade – PD Zoning)

- D. Conduct a public hearing to consider and act upon a request to zone approximately 8 acres to Commercial, Office, & Retail District (C); generally located north of future O'Brien Drive and approximately 2,350 feet east of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Farr Tract – Zoning)
- E. Conduct a public hearing to consider and act upon a request to amend approximately 4 acres of Planned Development No. 67 (PD-67); generally located at the northwest corner of Preston Road and Frontier Parkway, within the City Limits. (The Grove at Frontier (Lanterra) – PD Amendment)
- F. Conduct a public hearing to consider and act upon a request to rezone approximately 15 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning; generally located south of Sunset Boulevard and approximately 1,500 feet west of Coit Road, within the City Limits. (Off the Rails Icehouse – PD Zoning)
- G. Conduct a public hearing to consider and act upon a request for a Major Modification to the design standards in the Downtown Code, in order to allow for the redevelopment of Grace Bridge; generally located at the northeast corner of Oklahoma Drive and Ash Street, within the Preston Streams District. (Grace Bridge - Major Modification)

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, APRIL 18, 2024
5:00 PM
MINUTES

- 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.

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

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

- II. WORKSESSION:** The Planning & Zoning Commission held 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

The Commission moved the Open Session items after the Public Hearing items.

Reconvene Into Council Chambers.

- III. CONSENT AGENDA:**

A. Minutes Approval:

1. Minutes from the March 21, 2024, Planning & Zoning Commission meeting.

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

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)

Kari White, Planning Manager, presented the staff report.

Chair Bain opened the public hearing.

Commissioner Upchurch said the proposed realignment of Oklahoma Dr. would greatly improve traffic flow. He also noted that reducing density was beneficial.

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.

Vice Chair Poche seconded the motion.

All were in favor, and the motion was approved.

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

- 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)

Alexis Barnett, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

Commissioner Upchurch asked if Staff received any comments from nearby residents.

Ms. Barnett responded that Staff did not receive any comments.

Commissioner Dawson said he is in support as this addition would provide a connection to KC Robinson.

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

The commissioners discussed the item.

Commissioner Dawson motioned to approve the item as proposed.

Commissioner 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, Russell Boswell, Michael Dawson, Bryan Poche, Daniel Trigo, Alan Upchurch
NAYES:	None
ABSENT:	Daniel Rojas

- 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)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

The applicant, Tiffany Hoggard, 510 E Malone St, Celina, Texas 75009, provided a presentation and made herself available for questions.

Commissioner Upchurch inquired about the current location of My Swim Buddy.

Mrs. Hoggard responded by stating that the current location of My Swim Buddy is on the border of Celina and Prosper.

Commissioner Upchurch further questioned the reason for wanting to relocate.

Mrs. Hoggard explained the need for expansion due to current space limitations in serving clients and the need to offer more inclusive pricing and class options.

Vice Chair Poche asked about the projected capacity at the new location.

Mrs. Hoggard elaborated on the capacity, highlighting the focus on smaller classes and various student demographics.

Commissioner Upchurch sought clarification on the capacity and parking arrangements of the new location with concerns about potential increased traffic.

Mrs. Hoggard addressed the parking issue, mentioning ongoing negotiations with CISD for shared parking.

Vice Chair Poche inquired about plans when the CISD site redevelops and how that would affect parking arrangements.

Mrs. Hoggard acknowledged the need to reassess parking arrangements, should the school property redevelop.

Commissioner Upchurch expressed concerns about traffic implications and asked about the duration of classes.

Mrs. Hoggard clarified that classes will run every 15-30 minutes and assured the commission about her ongoing efforts to mitigate traffic concerns.

Commissioner Boswell mentioned the involvement with HOAs and possibly teaching from HOA pools.

Mrs. Hoggard noted that collaboration with HOAs would contribute to the company's longevity, but with potential limitations on programming due to the HOAs time constraints with their community pools.

The adjacent neighbors, Barbara and Dick Ivey, 504 E Malone St, Celina, Texas 75009, provided a presentation to the Commission and made themselves available to answer questions.

Commissioner Upchurch asked if the Ivey's currently run therapy sessions out of their home.

The Ivey's stated that they hold private sessions with couples for marriage counseling on the weekends.

Dr. Tom Maglisceau, 205 S Colorado, Celina, Texas 75009, the Superintendent of CISD, expressed that previously, students were using the Prosper High School natatorium, but were no longer allowed to use it, due to that facility being at capacity. Dr. Maglisceau met with the Ivey's and stated that the school district does not want to come between them and Mrs. Hoggard. He expressed that the district is interested in working with Mrs. Hoggard for additional parking. Dr. Maglisceau stated that the primary school will still be utilized for the next two years before redevelopment, but that parking will be included with that future redevelopment. The school district does not anticipate having a school anywhere on the 33 acres after redevelopment.

Ellyn Hewett, 511 S Alabama, Celina, Texas 75009, Celina ISD Swim Coach, highlighted the challenges faced by the swim team due to the lack of adequate facilities and expressed support for the proposed pool.

Reagan Hix, 9081 CR 133, Celina, Texas 75009, shared experiences as a member of the Celina High School swim team and emphasized the positive impact the proposed pool would have on the swim team and students.

Michael Stein, 300 Sunny Hill Lane, Prosper, Texas 75078, shared personal experiences with My Swim Buddy and expressed support for the proposal.

April Isaacs, 1908 Bordeaux Ct, Allen, Texas 75002, emphasized that the community needs a swim school and expressed support for the proposal.

Akshad Pandey, 2610 Old Stables Dr, Celina, Texas 75009, shared experiences as a member of the Celina

High School swim team and highlighted the potential for improvement with a dedicated training facility. Cassie Martin, 720 Esk Ave, Celina, Texas 75009, presented testimonials from parents supporting My Swim Buddy.

Julie Pape, 2200 Lewis Canyon Dr, Prosper, Texas 75078, expressed support for the proposal, citing its benefits to the community and local youth.

Teri Rapp, 3972 Preston Hills Cir, Celina, Texas 75009, shared a personal anecdote emphasizing the importance of swimming education and safety.

Smita Singh, 1005 Boyd Creek Rd, McKinney, Texas 75071, shared personal experiences with My Swim Buddy and expressed support for the proposal.

Heather Hix, 9081 CR 133, Celina, Texas 75009, mother of a CISD student on the swim team, expressed the need for a facility for the school swim team and the community.

Jill Schaffer, 1436 Elicott Dr, Celina, Texas 75009, shared personal experiences with My Swim Buddy and expressed support for the proposal.

Kristen Perez, 3112 Sunnyside Dr, Celina, Texas 75009, shared testimonials and personal experiences with My Swim Buddy and expressed support for the proposal.

Naresh Reddy, 15659 Pleat Leaf Rd, Frisco, TX 75033, shared personal experiences with My Swim Buddy and expressed support for the proposal.

Lori Bhaskar, 1005 Boyd Creek Rd, McKinney, TX 75071, shared personal experiences with My Swim Buddy and expressed support for the proposal.

Siya Bhaskar, 1005 Boyd Creek Rd, McKinney, TX 75071, shared personal experiences with My Swim Buddy and expressed support for the proposal.

Karthik Bhaskar, 1005 Boyd Creek Rd, McKinney, TX 75071, shared personal experiences with My Swim Buddy and expressed support for the proposal.

Susan Gray, 14564 FM 455, Celina, Texas 75009, a member of the Celina Area Heritage Foundation, emphasized the historical significance of the house, although the home doesn't have a historical designation, and expressed opposition to its demolition, citing a trend of destruction of historic houses. Mrs. Gray stated that this proposal is not Granny's Sweeties or State Farm, as those businesses blended into the Downtown and kept the small-town feel. Mrs. Gray reaffirmed her opposition to the proposal.

Praveen Bhatiapenumarthy, 2909 Misty Pond Ct, Celina, Texas 75009, shared personal experiences with My Swim Buddy and expressed support for the proposal.

Sandra East, 410 E Malone St, Celina, Texas 75009, voiced approval for the proposal but suggested exploring alternative locations, expressing reservations about the current site.

Frances Freeman, 412 E Malone St, Celina, Texas 75009, who constructed a house on Malone Street in 2020, voiced that she does not support this proposal.

Don A Ivey, 504 E Malone St, Celina, Texas 75009, questioned the desirability of having commercial developments adjacent to his aging parents' homes and expressed reluctance to remain in the area if the proposal was approved.

Mrs. Hoggard shared that the previous rezoning request sought to keep the existing house, but after further discussions with the neighbors, they increased the buffer adjacent the neighboring home, which requires the removal of the existing structure. Mrs. Hoggard stated that she cannot buy another lot and that the discussion should be about the needs of the community, not politics. Mrs. Hoggard also provided drowning statistics for the state of Texas and specifically Collin and Denton County.

Mr. Dick Ivey provided drowning statistics for the state of Texas and Collin County.

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

The commissioners discussed the item.

Commissioner Dawson emphasized that the proposed building adheres to current design standards, the updated concept plan seeks to accommodate the neighbors, and the proposal aligns with the growth plan, which positions this property as a transitional element. He noted that this proposal would help CISD until they build a natatorium.

Commissioner Trigo expressed gratitude to all speakers and noted the passionate arguments from both sides. He characterized the area as a transition zone, and suggested that the issue lay more with the location of houses on Malone Street rather than the proposed swim school.

Commissioner Upchurch raised concerns about parking and traffic, advocating for a formal agreement with CISD to address these issues.

Vice Chair Poche acknowledged community support and the quality of the business, but expressed

reservations about potential safety issues arising from increased traffic.
Commissioner Dawson motioned to approve the item as proposed.
Commissioner Trigo seconded the motion.
The motion was approved 4-2, with Vice Chair Poche and Commissioner Bain being the dissenting votes.

RESULT:	PASSED
MOVER:	Michael Dawson, Commissioner
SECONDER:	Daniel Trigo, Commissioner
AYES:	Russell Boswell, Michael Dawson, Daniel Trigo, Alan Upchurch
NAYES:	Shawn Bain, Bryan Poche
ABSENT:	Daniel Rojas

V. **WORKSESSION**

The Commission continued the Open Session

A. Development Overview

Ogi Colakovic, GIS Director, provided a presentation to the Commission that showcased mapping options which can be used to explore information on Celina.

VI. **ADJOURNMENT:**

The Chair adjourned the meeting at 7:45 p.m.

Chair

Ex Officio

Date



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Victoria Kiker, Senior Planner
CC: Madhuri Mohan, Planning Director
Date: June 20, 2024
Re: Ariana Access - Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 49 acres of land; generally located at the southeast corner of future G.A. Moore Parkway and Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (Ariana Access – Development Agreement)

Background Information:

This request is for a Development Agreement on approximately 49 acres of land, within the Extraterritorial Jurisdiction (ETJ). The property owner is seeking zoning entitlements in exchange for abandoning an access easement, that divides the Ariana and North Sky master-planned communities. Please refer to the attached documents for further information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

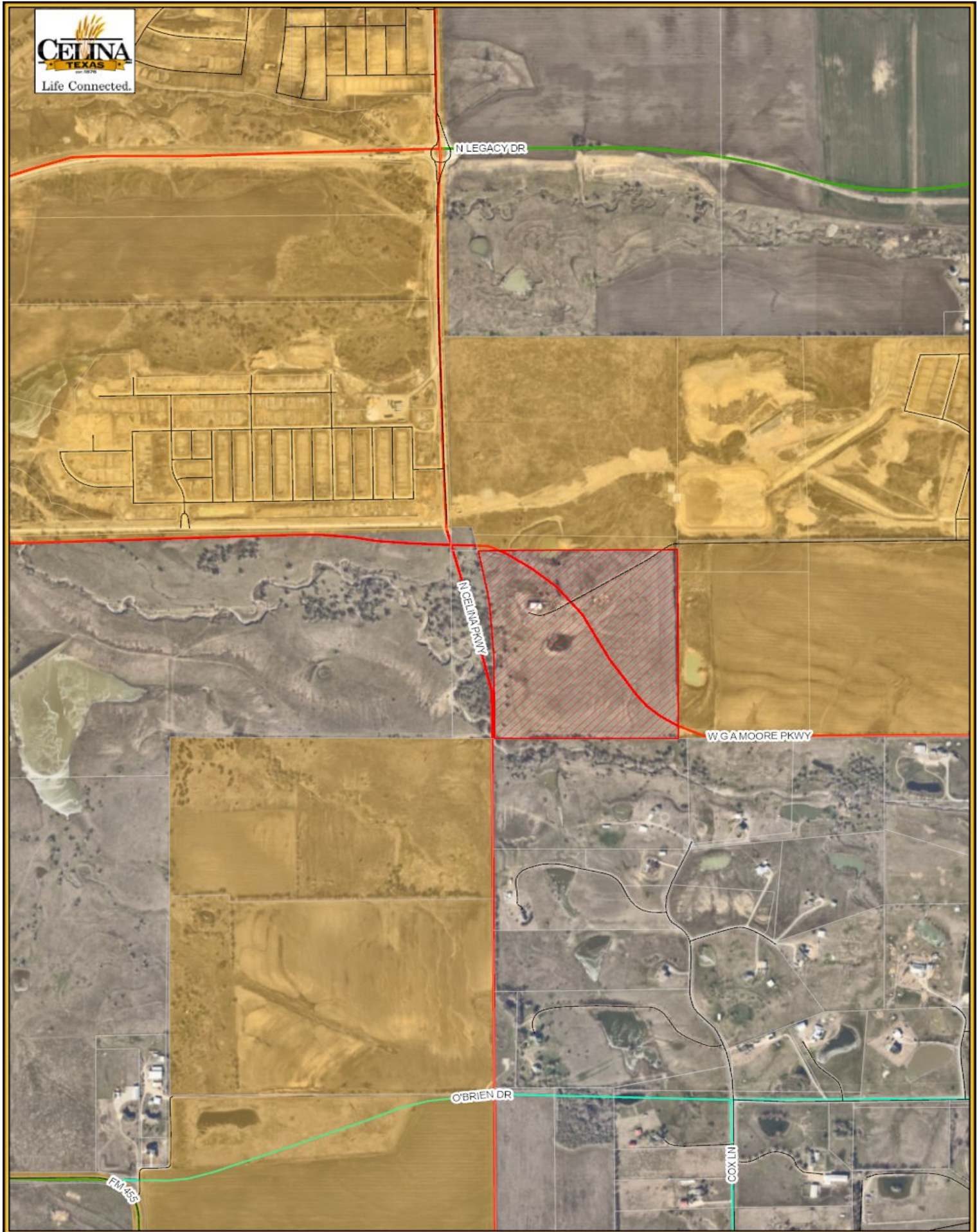
1. Location Map
2. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

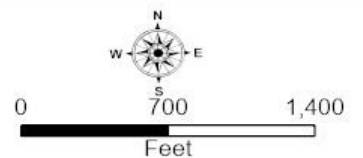


Legend

-  City Limits
-  Roads
-  Parcels
-  Subject Property

Ariana Access Location Map City of Celina

5/30/2024

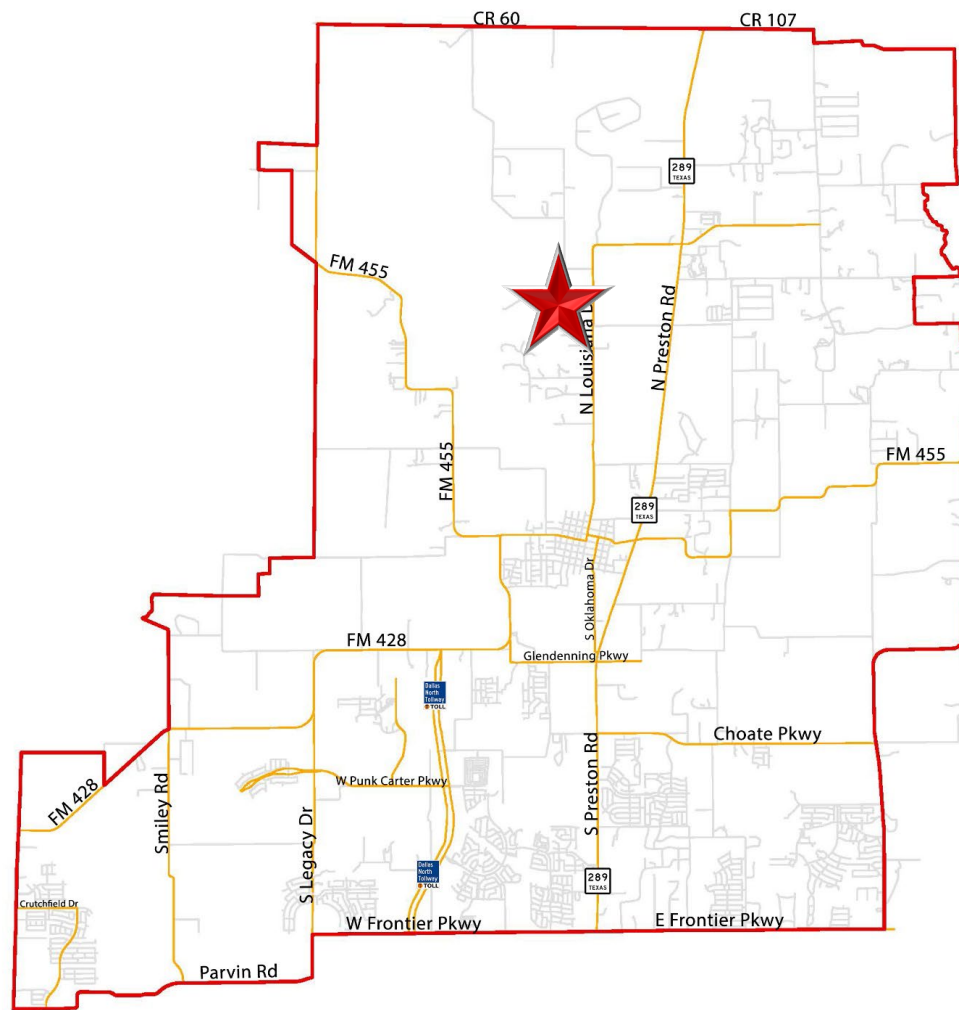


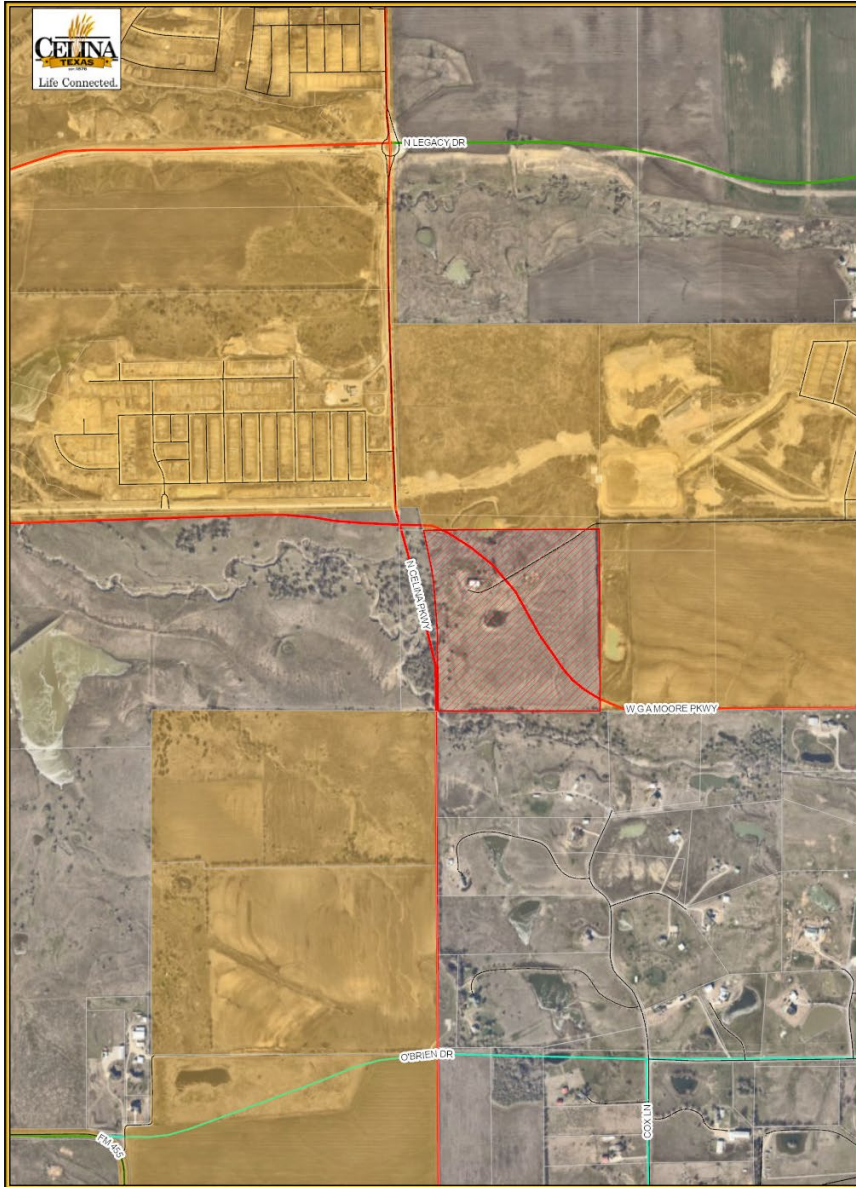
ARIANA ACCESS

DEVELOPMENT AGREEMENT

Planning & Zoning Commission
June 20, 2024







LOCATION MAP

The subject property is generally located at the southeast corner of future G.A. Moore Parkway and Celina Parkway, within the Extraterritorial Jurisdiction (ETJ)

BACKGROUND

- In 2022 & 2023, City Council approved a development agreement and zoning for Ariana, an extension of the North Sky master-planned community currently under construction
- An access easement (gravel drive), owned by the subject property, crosses through Ariana
- The owner of the access easement would like zoning entitlements in exchange for abandoning the easement, which is necessary for Ariana to develop per their plans
- A key portion of future G. A. Moore Parkway bisects the subject property

ADJACENCIES



OVERVIEW

- The subject property would receive a base zoning of Mixed-Use (MU) in the future at time of annexation
- The subject property would dedicate the right-of-way (ROW) for G.A. Moore Parkway
- An external private agreement between the subject property and Ariana abandons the access easement and ensures continuity of access during and after construction

POLICY CONSIDERATIONS

- The DA will bring 49 acres of land into the City Limits, allowing City standards to apply instead of County regulations
- ROW dedication for future 6-lane G.A. Moore Parkway
- Ariana would be cleared to continue with its development
- Absent these deal points:
 - A permanent, undesirable gap is created between North Sky and Ariana
 - Condemnation will be necessary for the ROW
 - The subject property remains in the County with no land use restrictions
- The proposed Mixed-Use zoning is not inappropriate for the intersection for 2 6-lane arterials

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in July
- 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, Director of Development Services
Date: June 20, 2024
Re: Legacy Branch – Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 107 acres of land; generally located at the northeast corner of Legacy Drive and Clear Creek Parkway, within both the Extraterritorial Jurisdiction (ETJ) and City Limits. (Legacy Branch – Development Agreement)

Background Information:

This request is for a Development Agreement on approximately 107 acres of land for a new single-family neighborhood. Please refer to the attached documents for further information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

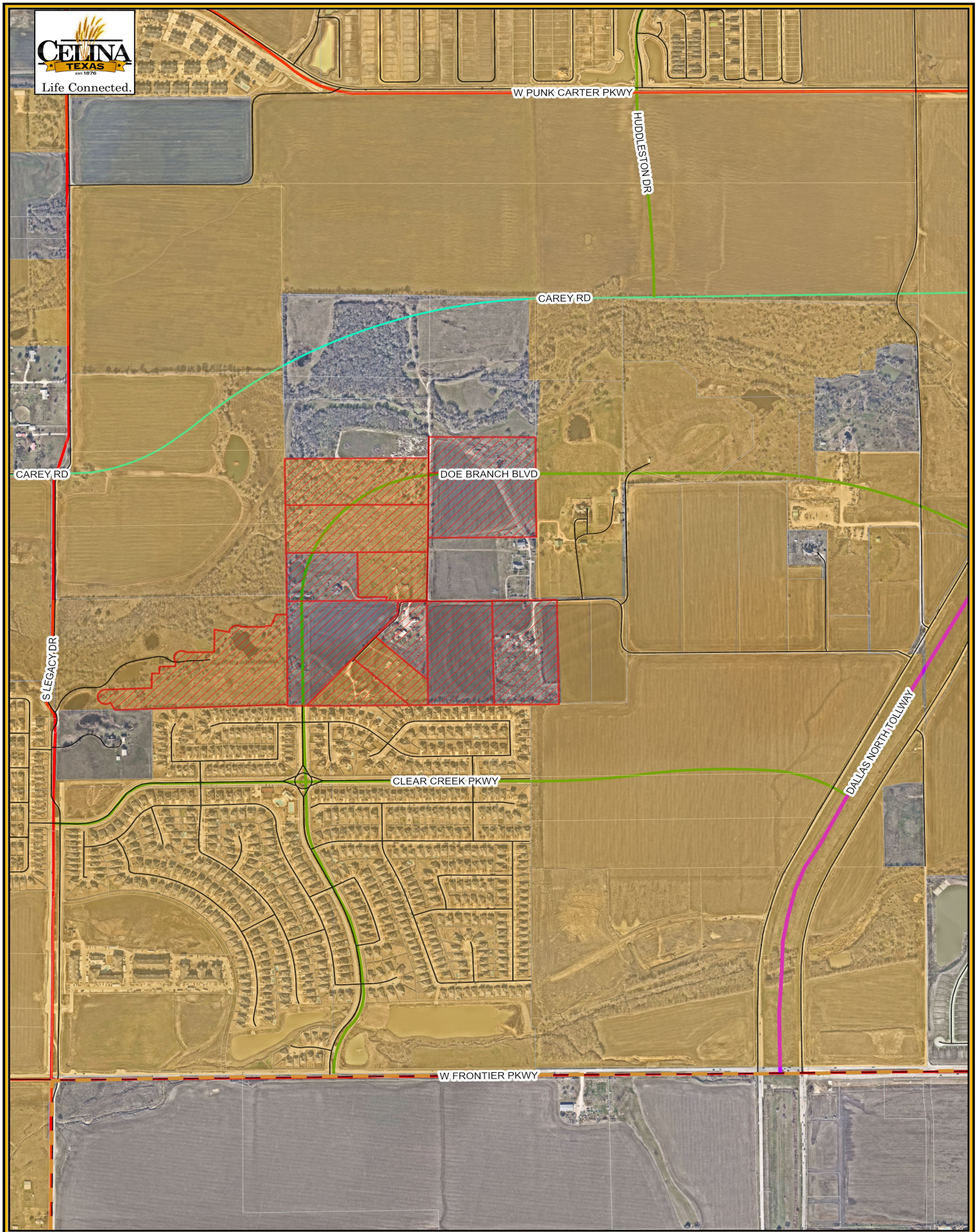
1. Location Map
2. Staff Presentation
3. Draft Development Standards

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.



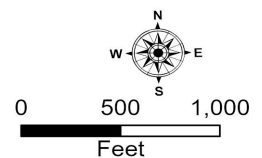
Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

Legacy Branch Location Map

City of Celina

6/6/2024

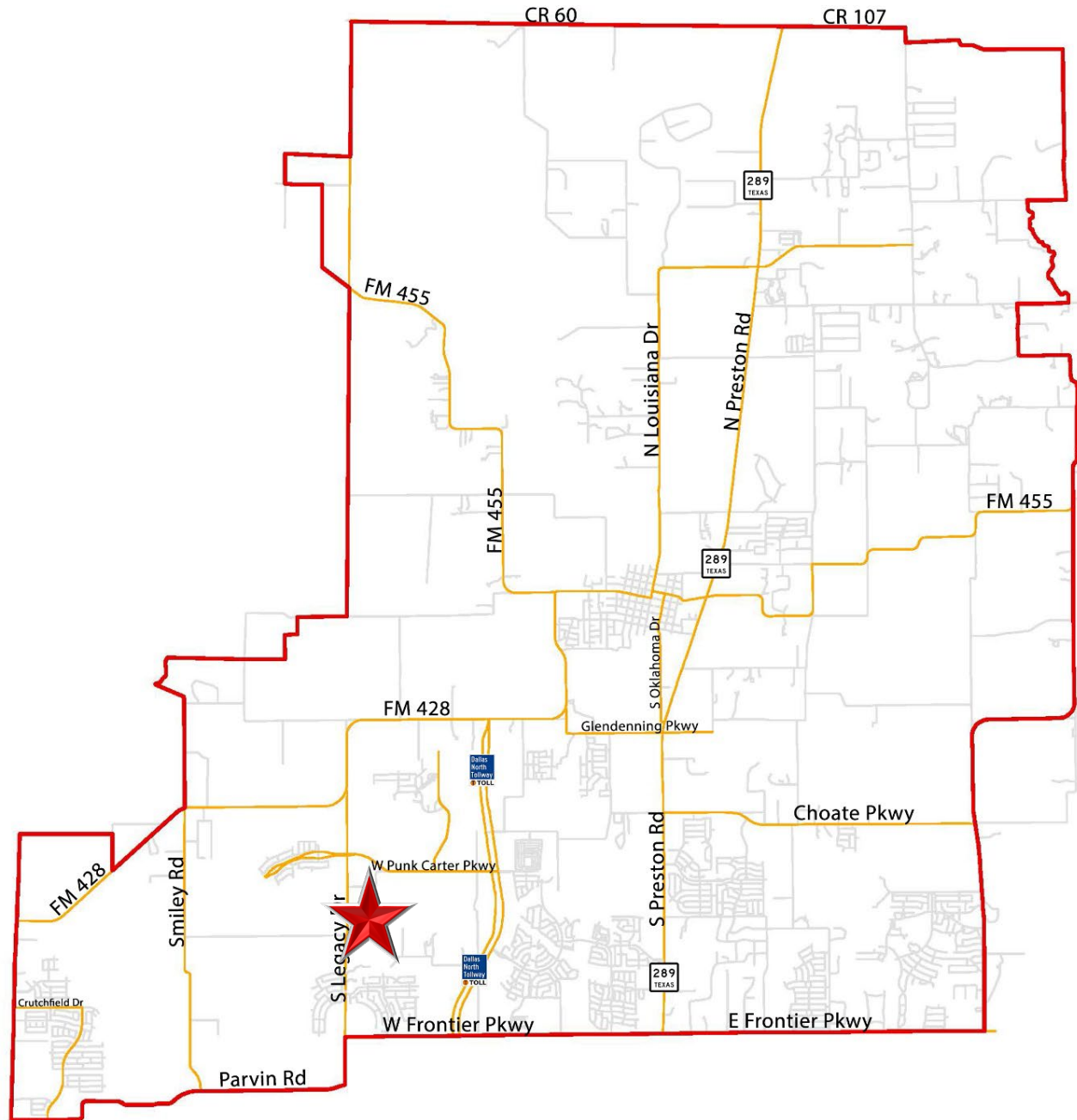


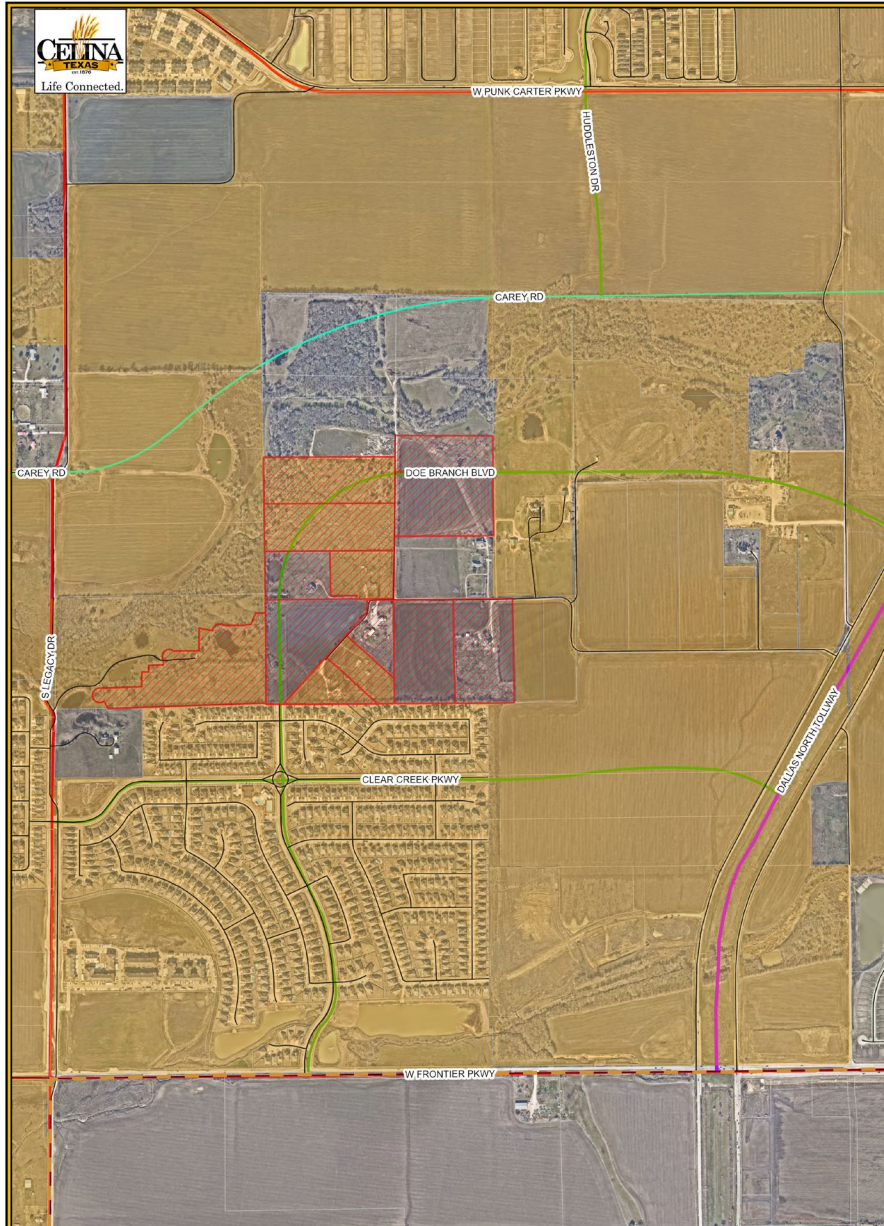
LEGACY BRANCH

Development Agreement

Planning & Zoning Commission
June 20, 2024







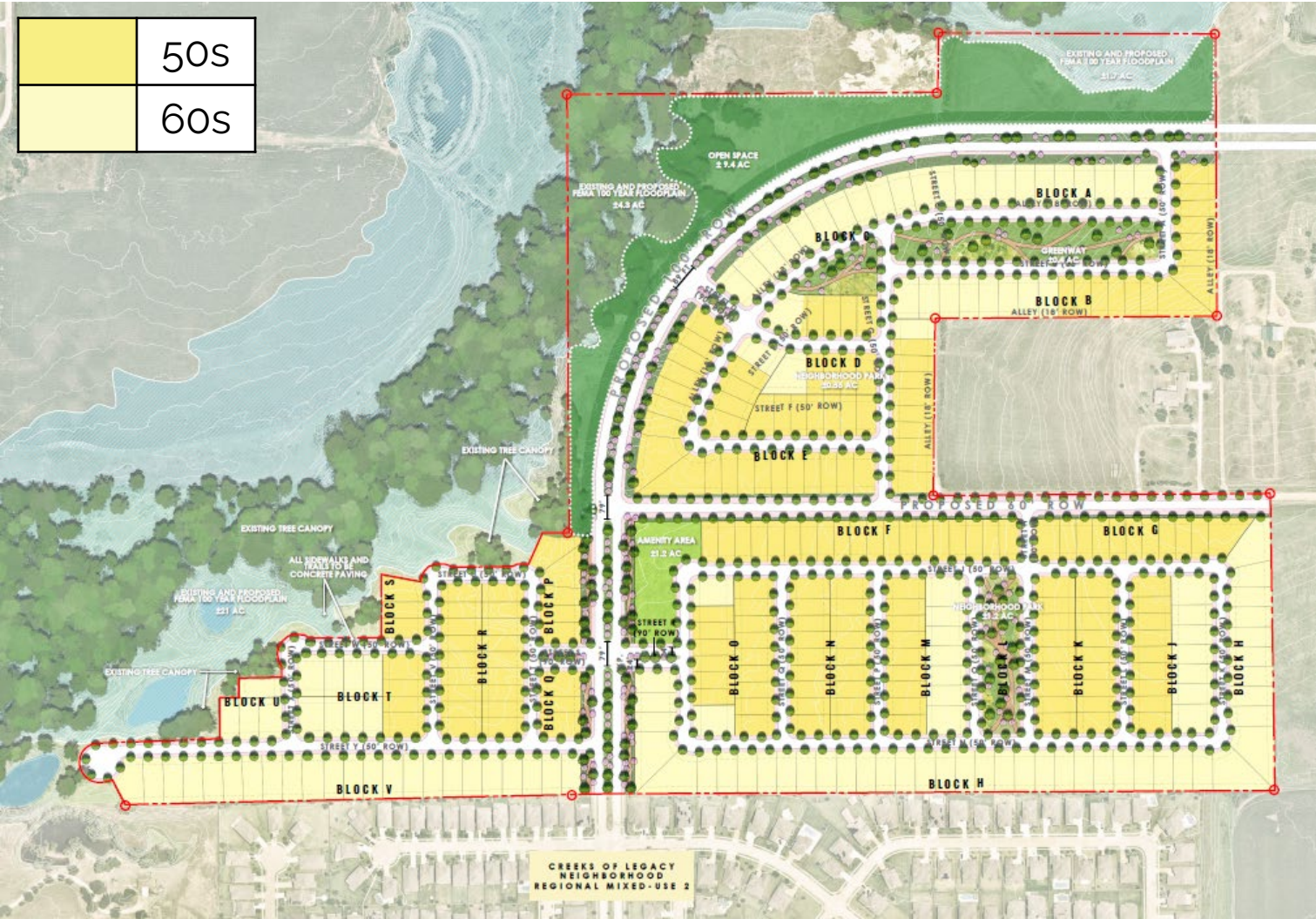
LOCATION MAP

The subject property is generally located at the northeast corner of Legacy Drive and Clear Creek Parkway, north of the Creeks of Legacy neighborhood

BACKGROUND

- The subject property is approximately 107 acres and within both the City Limits (49 acres) and the Extraterritorial Jurisdiction (ETJ) (58 acres)
- The applicant is proposing to develop a new master planned single-family neighborhood
- The Development Agreement outlines the future annexation and zoning for the property

CONCEPT PLAN



OVERVIEW

- The Development Agreement contemplates single-family uses with a base of Single-Family Residential Detached District (SF-R)
- The following lot mix is proposed:
 - 50' wide lots (50% minimum)
 - 60' wide lots (30% minimum)
 - No alleys proposed
- The lots adjacent to the Creeks of Legacy neighborhood are required to be a minimum of 60' wide lots
- No multi-family uses are proposed

OVERVIEW

- The developer will extend Doe Branch from the Creeks of Legacy neighborhood to DNT
- A land exchange was necessary to facilitate the proposed neighborhood and better locate City property



POLICY CONSIDERATIONS

- The DA will bring an additional 58 acres into the City Limits, allowing City standards to apply instead of County regulations
- The extension of Doe Branch Boulevard is a critical connection
- A 12' spine trail is required along the creek
- A new neighborhood does not conflict with the City's long-range plans

RECOMMENDATION

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

DRAFT DEVELOPMENT STANDARDS

Concept Plan

The Property shall generally develop in accordance with the attached Concept Plan. The Concept Plan displays the general location and configuration of land uses, arterials, and other area features. Minor modifications due to the final engineering and design of the project (including changes to street layouts), and minor changes to the boundaries and configuration of each land use area, amenity center, and park are permitted at the time of platting and shall be administratively approved by the Director of Development Services if such modifications otherwise comply with these Development Standards. The City Manager of the City may administratively approve any amendments to the Concept Plan that the City Manager deems in his/her reasonable discretion to be minor in nature. All other modifications to the original Concept Plan, such as major relocations of land uses, shall require a revision to the governing Planned Development district zoning.

The Development shall comply with the Neighborhood Vision Book, unless modified in these Development Standards.

Architecture

The subject property is an architecturally, historically, and culturally significant tract of land uses that is meaningfully located; thus, all structures shall abide by the City's architectural standards, and as may be amended.

Open Space, Trails, & Amenities

The Developer shall construct and install the following:

- 12' concrete trail will be provided through the linear park system, generally as depicted in the Concept Plan.
- 8' trails/sidewalks to connect amenity areas as shown on Concept Plan.
- Open Space/HOA amenities, including possible fire pits, grills, sitting areas, etc., dog park, playgrounds, and other amenities to be presented by the Developer and approved by the City at the time of Final Plat. All amenities will be contained within the proposed open spaces/amenity areas.
- Centralized amenity park/open space areas as generally shown, will serve as amenity for this single family detached development.
- Open space areas adjacent to the future City Regional Park as shown.

All landscape setbacks, sidewalks, and screening shall comply with Zoning Ordinance. A Homeowners' Association (HOA) shall be responsible for maintenance and operation of private open space, parks, trails, and amenities.

Zoning

The base zoning shall be SF-R, Single-Family Residential Detached District, as found in the Zoning Ordinance, Subdivision Ordinance, and other applicable regulations. The Development shall abide by all City regulations, and as may be amended, except as follows:

Lot Regulations for SF-R

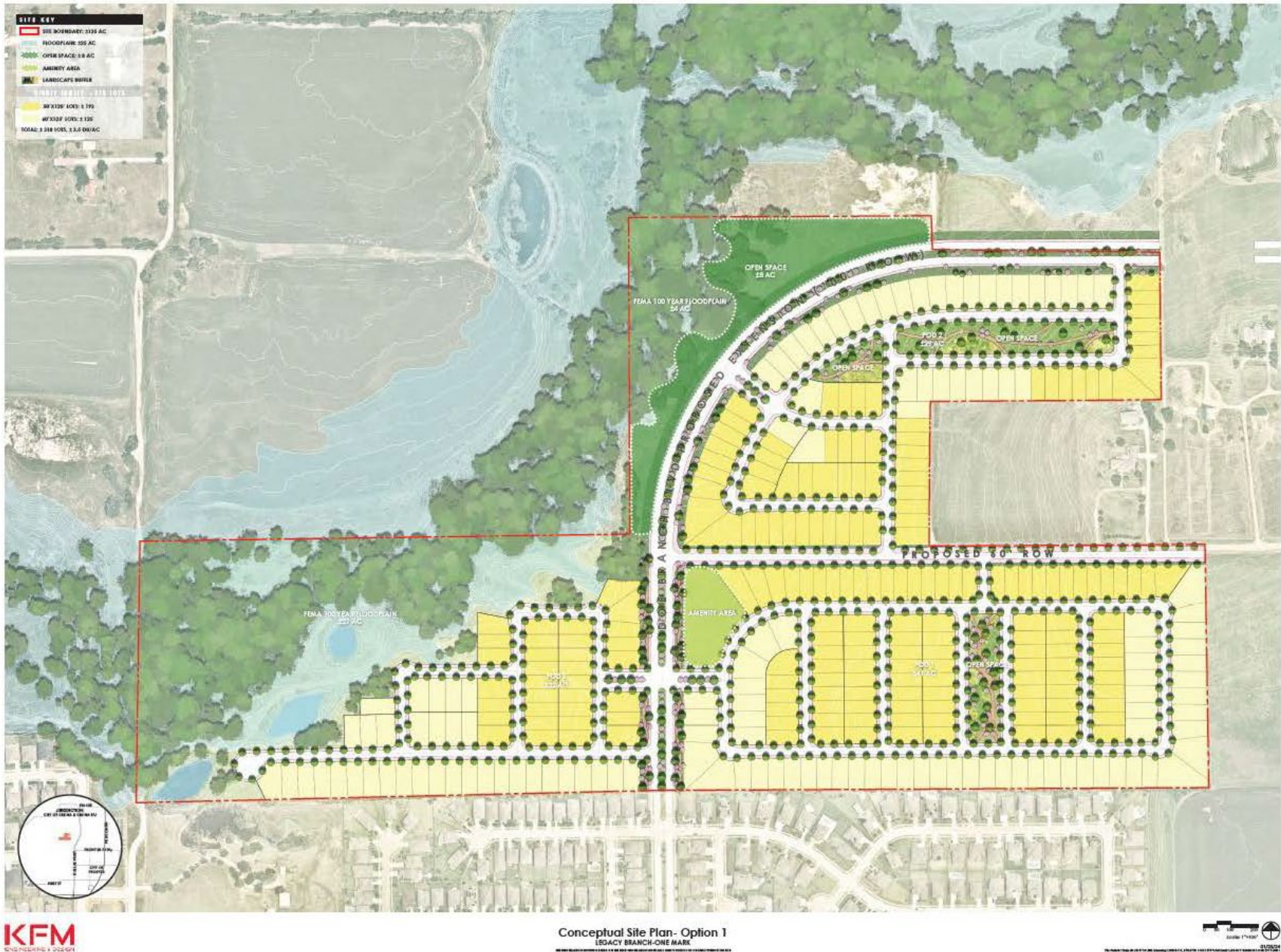
The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

- Alleys are not required for any lots which are 50' wide and larger.
- Lot counts shown on the Concept Plan are conceptual. Density allowed up to a maximum of 4.0 lots/acre. However, lot size mix must meet the following standards:

	Smallest Lot Size	Large Lot Size(s)
Min. Width	50'	60'
Lot % (Min/Max)	50% Min.	30% Min.

- Minimum lot size variation is 5.0' between 50' and 60' products.
- Lots adjacent to the Creeks of Legacy neighborhood to the south shall be no less than 60' in width.
- Front and rear yard setbacks shall be the following:
 - Front/rear yards for 50' and 60' lots shall total at least 40'.
- For all residential types, the following general area regulations apply:
 - The lot widths are measured along the arc of the front building line.
 - For cul-de-sac and eyebrow lots, the minimum lot width measured at the right-of-way line shall be 35'.

CONCEPT PLAN





Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Alexis Barnett, Senior Planner
CC: Madhuri Mohan, Planning Director
Date: June 20, 2024
Re: Serenade – PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 414 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge District (MF-2), & Multi-Family, Urban Living District (MF-3) base zoning; generally located south of Marilee Road and approximately 1,400 feet east of Preston Road, within the City Limits. (Serenade – PD Zoning)

Background Information:

This request is to zone approximately 414 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge District (MF-2), & Multi-Family, Urban Living District (MF-3), in conformance with the governing Development Agreement. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

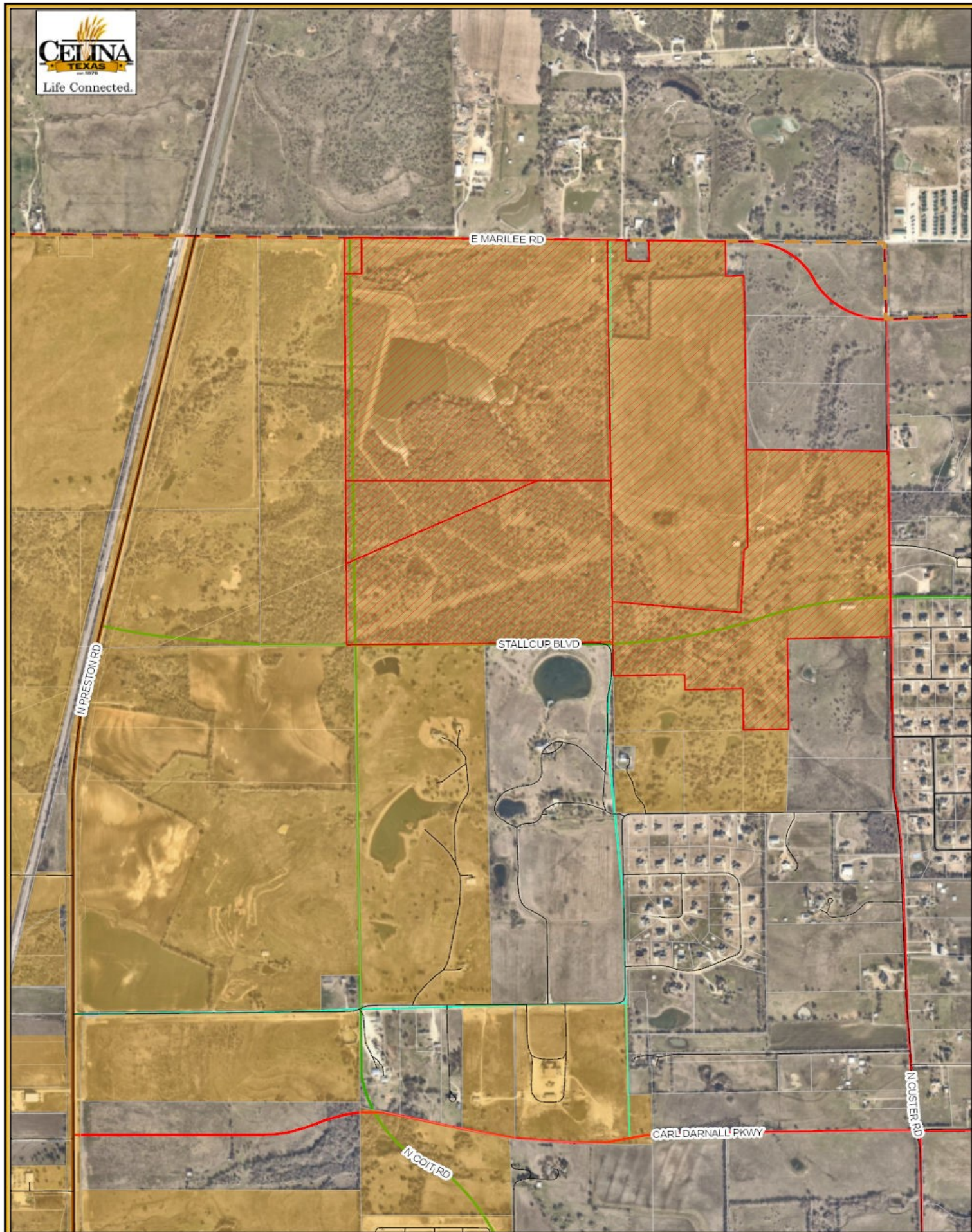
1. Location Map
2. Staff Presentation
3. Draft Development Standards

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

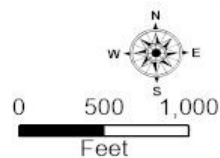


Legend

- Subject Property
- City Limits
- Roads
- Parcels

Serenade Location Map City of Celina

5/29/2024

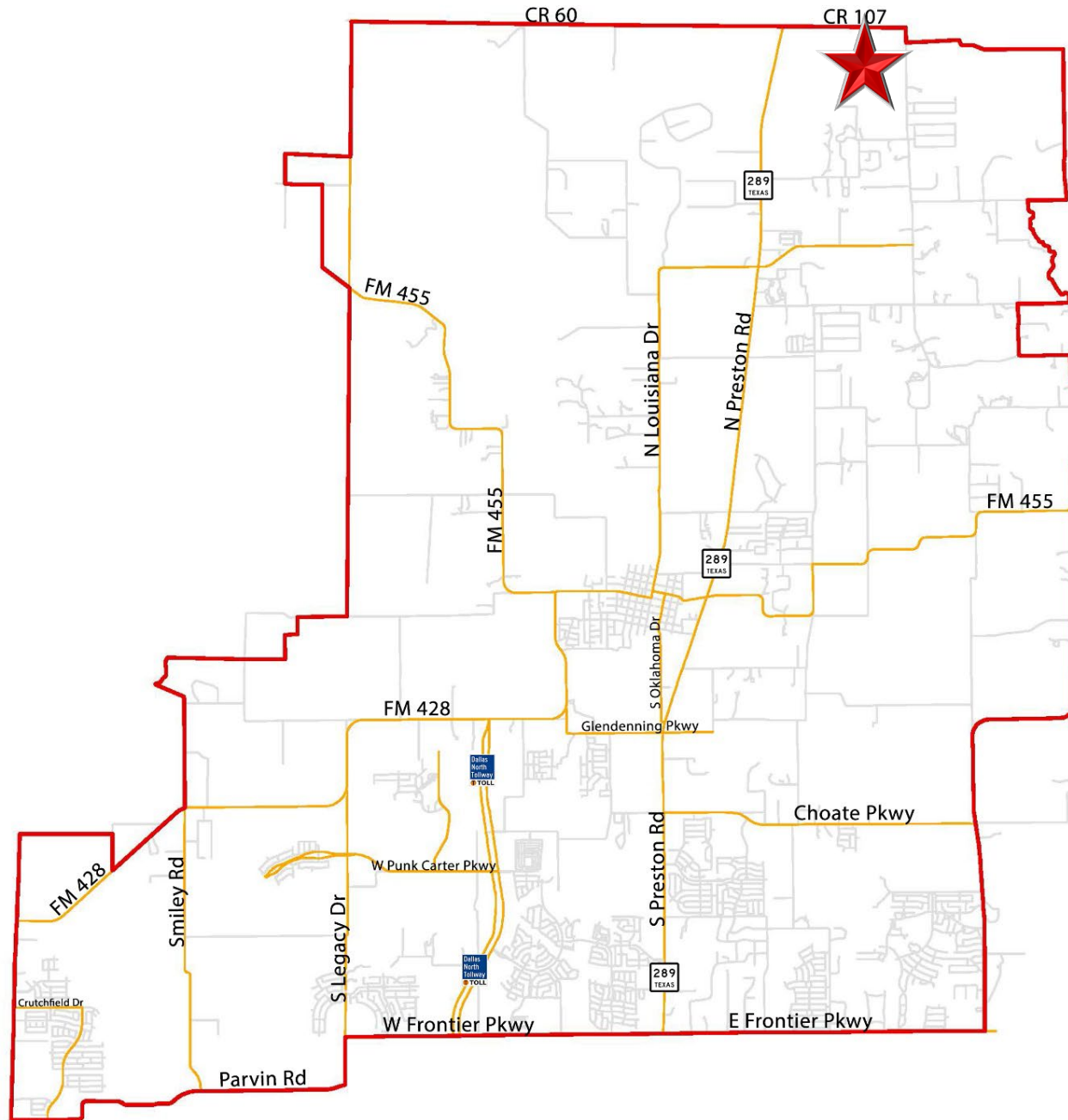


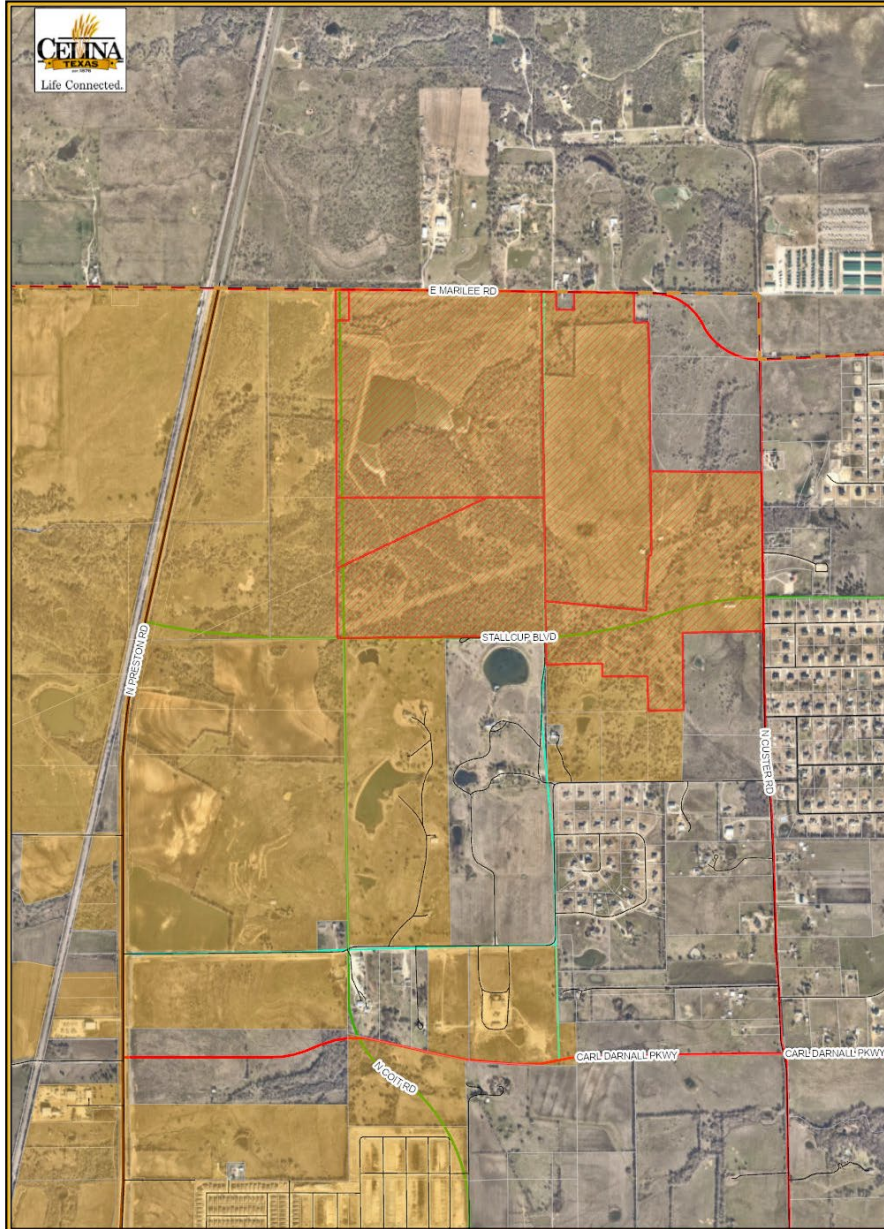
SERENADE

PD Zoning

Planning & Zoning Commission
June 20, 2024







LOCATION MAP

The subject property is generally located south of Marilee Road and approximately 1,400 feet east of Preston Road

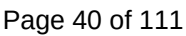
BACKGROUND

- The subject property is approximately 414 acres and within the City Limits
- A Development Agreement (DA) was approved in January 2022
- A DA amendment was approved in July 2023
- The applicant's request is to zone the property to a Planned Development (PD) with the same Development Regulations outlined in the previously approved Development Agreements

PROJECT OVERVIEW

- A maximum of 1,100 single-family attached and detached dwelling units are permitted on the Property
- A maximum of 63 acres may be developed as a Flex area
 - If the flex area is developed as single-family, a maximum of 355 single-family units are permitted in addition to the 1,100 units
 - Flex land uses may include single-family, multi-family, and commercial uses, per the governing Development Agreement

6



POLICY CONSIDERATIONS

- The request is in conformance with the previously approved Development Agreements
- City standards apply (architecture, landscape, etc.)
- Diverse lot mix & housing types, per the Comprehensive Plan

RECOMMENDATION

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

Draft Development Standards

- 1) Concept Plan and Development Regulations. The Property shall generally comply with the Concept Plan, as it exists or may be amended; however, single family residential development (attached or detached) shall be permitted at any location shown for development of single family residential or shown as "flex area" on the Concept Plan notwithstanding anything to the contrary in this Agreement or on the Concept Plan. The Concept Plan meets the intent of the City's Comprehensive Plan and Neighborhood Vision Book.
- 2) Permitted Uses. The base zoning district for "residential" areas shown on the Concept Plan shall be SF-R. The base zoning district for the flex area shown on the Concept Plan shall be SF-R for single family attached or detached development; MF-0 (Horizontal) as defined in Section 11(b) below ("MF-0 Standards") for single family rentals (build to rent); and MF-2 (Urban Edge) or MF-3 (Urban Living) zoning districts (at the land owner's option) for multifamily development. The following uses shall be permitted by right: (a) single family detached residential; (b) single family attached residential, duplex, triplex, and 4-plex; (c) single family rentals (defined as multiple detached dwelling units on a single platted lot known as build-to-rent), which are only permitted in the "flex area" on the Concept Plan; (d) multifamily, which is only permitted in the "flex area" on the Concept plan; (e) parks, open space, amenities, and schools; and (f) all other uses permitted in the base zoning district, as set forth in the City of Celina Comprehensive Zoning Ordinance, as amended from time to time (the "Zoning Ordinance"), which shall be allowed to the same extent such other uses are permitted in the base zoning district (e.g., by right, by specific use permit, subject to specific criteria, and/or subject to conditions). In the event of a conflict between these Development Regulations and the Zoning Ordinance, these Development Regulations shall control. At full buildout, at least ten percent of all single family detached homes shall be on lots that are 70 feet in width or greater and in addition to that ten percent, at least 40 percent of single family homes shall be on lots that are 50 feet in width or greater, and the remaining single family homes shall be on lots that are 20 feet in width or greater. Except as otherwise provided for the Additional Land and otherwise provided below, a maximum of 1,100 single family attached and detached dwelling units are permitted on the Property. A maximum of 62.7 acres within the Property may be developed as a flex area, and if the flex area is developed as single family, a maximum of 355 single family units (attached and/or detached) are permitted in addition to the 1,100 units described above in this section.
- 3) Development Standards.
 - a) Single Family Residential (Attached or Detached). Single family residential dwelling units and duplex, triplex, and 4-plex units shall be developed in accordance with the SF-R, Single-Family Residential Detached base zoning district, as set forth in the Zoning Ordinance, except as follows:
 - i) The Development Standards Table and notes that accompany it on Attachment 1 to this exhibit shall apply. The lot sizes, setbacks, height, coverage, and dwelling unit size requirements on Attachment 1 are the exclusive such standards applicable to single family attached and detached development.

- ii) Alleys are required to serve all single family detached lots that are less than 50 feet in width, except that at full buildout, due to topography reasons or for lots backing to open space, up to 15 percent of such lots may be front entry if they are 40 feet or greater in width. All single family detached lots that are 50 feet or greater in width may be served by front entry garages. All single family attached, duplex, triplex, and 4-plex lots are required to be served by an alley.
- b) Single Family Rentals (Build to Rent). Single family rentals (also known as build to rent or multifamily horizontal) shall comply with the following standards which are defined herein as the MF-O Standards:
 - i) The maximum overall density of this use shall not exceed 12 dwelling units per gross acre within the platted lot.
 - ii) The maximum building height shall be 36 feet and two stories.
 - iii) Wooden privacy residential fences are permitted within required landscape setbacks, except for landscape setbacks along public right-of-way. Required perimeter trees shall be installed in within landscape setbacks. Yard space may be divided by a six-foot wooden fence or other material of equal or better quality approved by the Director of Development.
 - iv) A minimum of 1.5 parking spaces shall be required per dwelling unit located anywhere within the platted lot. Garages are not required.
 - v) All dwelling units shall be constructed of at least 80 percent brick or stone, with the remainder permitted to be stucco or cementitious fiber-board; however, the Director of Development Services may approve deviations from this requirement to allow more cementitious fiber-board or less than 80 percent brick or stone for craftsman architecture or other types of architecture, such as contemporary or modern farmhouse design, if the proposed deviation will not adversely affect adjacent property. This paragraph shall constitute the exclusive building material requirement for single family rentals (build to rent) uses.
 - vi) No building setback shall apply to this use, although landscape buffer requirements shall apply and may affect building placement.
 - vii) No maximum lot coverage requirement or floor area ratio limitations shall apply.
 - viii) This use shall be considered a multifamily uses for purposes of applying the applicable provisions of the Zoning Ordinance.
 - ix) Alleys are not required for this use.
- c) Multifamily. Multifamily uses shall comply with the zoning district regulations applicable to property located in the MF-2 (Urban Edge) or MF-3 (Urban Living) zoning districts (at the land owner's option), as set forth in the Zoning Ordinance. Alleys are not required for this use.

4) Parks, Open Space, Trails, and Amenities.

- a) Parks and open space areas shall be designated on approved plats and shall generally comply with the City's Master Trail Plan, as modified by the Parks, Open Space, and Trail Plan attached as **Exhibit E**, although no trails shall be required in the floodplain. Trails shall be constructed in phases with each plat as shown on **Exhibit E** and otherwise in accordance with the City Regulations; however, the exact location of trails shown on **Exhibit E** is conceptual and subject to modification at the time of final design and platting, with City approval of final trail locations not to be unreasonably withheld. Construction of trails and landscaping around the Lake Park is not required. The trails shown on **Exhibit E** shall consist of a combination of 12-foot wide concrete spine trails and 8-foot wide concrete trails along gas easements and in other locations, as shown on **Exhibit E**. Sidewalks and landscape buffers shall be provided adjacent to arterials and collectors as required by the City Regulations. Park locations shown on **Exhibit E** are intended to be conceptual at this time and shall be finalized at the time of final design and platting, with City approval of the final park locations not to be unreasonably withheld. The City shall maintain all 12-foot wide trails and all trails that are adjacent to a thoroughfare, and the District or a homeowners association shall own and maintain all open space areas and trails designated on approved plats that are not dedicated to the City. If the District is dissolved, all open space areas and trails that were maintained by the District shall thereafter be maintained by the homeowners association. A homeowners association shall own and maintain the pavilion within the open space.
- b) With respect to open space, the spirit and intent of the Neighborhood Vision Book must be met with reasonable exceptions taking into consideration the extensive open space provided with the soil conservation pond floodplain.
- c) The following amenities are required to be started within 30 days after the date a building permit is issued by the City authorizing construction of the 100th single family attached or detached residence within the Property and completed within 24 months of the start of construction, unless extended by the City Manager with each extension granted by the City Manager to be limited to six months:
 - i) A pavilion and a swimming pool.
 - ii) A dog park;
 - iii) Fire pits and/or outdoor grills;
 - iv) A minimum of two dog waste stations;
 - v) Trash cans; and
 - vi) Park signage.
- d) If the amenities described above in this section are not timely commenced or completed, no new plat for any portion of the Property may be approved until the amenities are

completed. If the City Manager denies an extension of the deadline to complete the amenities described in this section, such denial may be appealed to the City Council.

- e) The requirements in this section are the exclusive requirements for parks, open space, trails, and other amenities, and no other park land dedication, park fee, park improvement, trail, open space, or amenity requirements shall apply to the Property
- 5) Tree Preservation. No tree preservation or mitigation requirements shall apply to the Property.
- 6) Fencing Exhibit. Compliance with the fencing exhibit attached as **Exhibit F** shall be required.
- 7) Neighborhood Vision Book. Compliance with the Neighborhood Vision Book component of the Zoning Ordinance is required except as modified by these Development Regulations or otherwise approved by the Director of Development, including the following modifications:
- a) Entrance signs may exceed sign text size limitations. Front loaded garages shall be allowed to comprise more than 50 percent of the front building elevation.
 - b) The proposed amenity center improvements shall satisfy minimum shade coverage requirements and amenity center components.
 - c) At the time of platting, all parks and open space areas shown on a plat shall be located within 1,500 feet of the nearest boundary of a lot intended for a residential use, which shall be the only spacing requirement that applies to parks, open spaces, and residences.
 - d) The requirement for 600 foot maximum block lengths without a break shall not apply.
 - e) Alleys are required to serve all single family detached lots that are less than 50 feet in width, except that at full buildout, due to topography reasons or for lots backing to open space, up to 15 percent of such lots may be front entry if they are 40 feet or greater in width. All single family detached lots that are 50 feet or greater in width may be served by front entry garages. All single family attached, duplex, triplex, and 4-plex lots are required to be served by an alley.
 - f) The street sections on **Exhibit G** control in the event of a conflict with the parkway width requirements in the Neighborhood Vision Book.
 - g) An ornamental tree is defined on the City's approved tree list and shall include a Crape Myrtle, a Vitex, and a Redbud, and shall be a minimum size of three inches.
 - h) The maximum project sign text requirement of 45 square feet in area and two feet in height does not apply to residential projects.
 - i) The requirement for variable setbacks to be 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 setback, does not apply to residential projects.
 - j) The requirement that front loaded garages shall not comprise more than 50 percent of the front building elevation does not apply.

- k) Amenity centers will include outdoor shaded areas by utilizing a covered porch, a shade pavilion, Sunbrella shade awnings, or any combination of these options, which shall satisfy all Neighborhood Vision Book requirements for shaded areas.
 - l) In instances where the Neighborhood Vision Book requires trees to be planted in an existing easement that will include sidewalks, trees may be planted in adjacent rear yards in lieu of within the easement if the easement holder will not permit the planting of trees within the easement.
- 8) Architecture. The Property is an architecturally, historically, and culturally significant tract of land that is meaningfully located; thus, all structures shall abide by the City's architectural standards, as may be amended, consistent with Section 3.2 of the Development Agreement.
- 9) Miscellaneous Items. The following modifications to the City Regulations shall apply:
- a) Section 3.03, Table 3.4: When determining the downstream assessment, if the existing SCS dam is removed, the City of Celina will consider the pre-existing flows from the development as if the dam was not in place.
 - b) Section 3.09: The minimum slope within the detention pond shall be four-to-one (4:1) slope.
 - c) Section 3.11(C), Figure 3.5: A 10-foot access easement shall be on one side of an excavated open channel measured from the edge of channel.
 - d) Section 6.02(C): The requirement for 4" or (6" in rock) suitable loam topsoil to be furnished and installed in areas behind the curb is waived.
 - e) Section 10.03.065, Tree Preservation in the ETJ: Tree preservation and tree survey requirements shall be waived.
 - f) Section 10.03.076(g)(1)(A): Screening around retention/detention ponds and open spaces shall not be required.
 - g) Section 10.03.081(d)(3)(B): This requirement (related to residential lots adjacent to a park) is waived.
 - h) Section 10.03.082(E)(1)(A): Proposed development improvements as shown on **Exhibit E** that will be open to the public shall satisfy open space requirements.
 - i) Section 14.02.201(c)(1): Proposed development improvements as shown on **Exhibit E** that will be open to the public shall satisfy open space requirements.
 - j) Section 14.02.201(c)(3): Alleys are required to serve all single family detached lots that are less than 50 feet in width, except that at full buildout, due to topography reasons or for lots backing to open space, up to 15 percent of such lots may be front entry if they are 40 feet or greater in width. All single family detached lots that are 50 feet or greater in width may be served by front entry garages. All single family attached, duplex, triplex, and 4-plex lots are required to be served by an alley.

- k) Section 14.04.107(a)(3): HardiPlank shall be allowed on any structural element above the roofline.
- l) Section 14.04.201(e)(1): Tree survey requirements are waived.
- m) Section 14.04.204(i)(2): Retention (wet ponds) shall be designed in a manner to be an amenity to the development by providing a 4:1 slope, a large canopy tree for each 75 linear feet of the perimeter, benches, and trash receptacles. Such ponds shall include aeration and a fountain to ensure water quality.
- n) Section 14.04.204(i)(3): This requirement (related to safety fencing around the perimeter of a retention/detention pond) is waived.
- o) Section 14.04.205 Plant List: The City shall accept the addition of the following plant materials in addition to the items on the City's plant list: Large Canopy Trees: Mexican White Oak and Urbanite Ash; Small Ornamental Tree: Canaert Juniper; Eagleston Holly and Flameleaf Sumac; Screening Shrubs: Chinese Privet, Sunshine Ligustrum, Spirea, and Gulfstream Nandina. An ornamental tree may also include a Crape Myrtle, a Vitex, and a Redbud.
- p) Upon release within the Property of any easement held by the Collin County Soil and Water Conservation District, such former easement area shall be regulated as a detention or retention area under the applicable detention/retention regulations pursuant to the Development Agreement, and the District shall own and maintain such former easement area.
- q) Section 10.03.076(a)(4) Escrows: When the Owner constructs a portion of the full section of any Roadway Improvements, the Owner will obtain a bid for the cost for landscaping for the full section, and the Owner will be required to escrow one-half of the bid amount.
- r) Section 10.03.076(c)(1)(A), (B), and (C) Minimum Width of Landscape Buffers/Easements: A minimum 10-foot wide landscape easement is required along the internal collector shown on **Exhibit G**. A minimum 20-foot wide landscape buffer is required along the Owner's portion of the Stallcup Boulevard Roadway Improvements. A minimum 20-foot wide landscape buffer is required along the Marilee Road Roadway Improvements.
- s) Section 10.03.076(c)(D): The requirement in this section for a 10-foot wide buffer or landscape easement does not apply to the Property.
- t) Section 10.03.076(g)(1)(C) Residential Fences Adjacent to Streets: The fencing plan on **Exhibit F** shall control in the event of a conflict with this section, and the City Manager or his or her designee may approve alternative fencing materials to those shown on **Exhibit F** (including, but not limited to composite or vinyl fencing), in lieu of the materials required by Section 10.03.076(g)(1)(C) to the extent that section applies.
- u) Section 10.03.081(d)(3)(G) Blocking Trails from Motor Vehicle Traffic: Removable bollards may be utilized to block vehicular traffic from trails.

- v) Section 10.03.081(d)(3)(K) Residential Streets Adjacent to Parks. Streets adjacent to parks and open spaces shall be designed and constructed as typical residential streets with 31 feet of width.
- w) Section 14.04.203(c)(6) Streetscape Furniture Colors: Lighter colors may be approved by the City Manager or his or her designee.
- x) Master Fee Chart: The Owner may opt to follow either the "Chapter 212 Process" or the "Alternative Process" in the Master Fee Chart.

**Attachment 1 to Exhibit C
Development Standards Table**

Residential Type	Examples of Residential Type*	Minimum Lot Area (SF)	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Maximum Number of Stories	Max Density Based on Gross Acre	Minimum Front Yard Building Setback (ft)**	Minimum Interior Side Yard Building Setback (ft)	Minimum Corner Side Yard Building Setback (ft)¹	Minimum Rear Yard Building Setback (Home)	Maximum Lot Coverage (%) (building footprint)	Minimum Dwelling Unit Size (SF)	Special Conditions
SF-A	Single Family Attached (villa homesites)	1400	20	70	2	15	12	0	10	5	None	1200	Attached garage product
SF-A	Single Family Attached (villa homesites)	1600	20	80	2	15	12	0	10	5	None	1200	Detached garage product
SF-A	Duplex Triplex 4-Plex	8000	80	100	2	12	12	5	10	5	None	1100	
SF-D1	Single Family Detached (garden homesites) (cluster home)	2100	30	70	2	13	12	5	10	5	None	1200	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other. As an alternative, one side yard may be a minimum

¹ Buildings shall not be located within 15 feet of the curb on the corner side of the lot.

Residential Type	Examples of Residential Type*	Minimum Lot Area (SF)	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Maximum Number of Stories	Max Density Based on Gross Acre	Minimum Front Yard Building Setback (ft)**	Minimum Interior Side Yard Building Setback (ft)	Minimum Corner Side Yard Building Setback (ft) ¹	Minimum Rear Yard Building Setback (Home)	Maximum Lot Coverage (%) (building footprint)	Minimum Dwelling Unit Size (SF)	Special Conditions
													of 3 feet if the other side yard is a minimum of 7 feet.
SF-D1	Single Family Detached (paseo homesites) (cluster home)	2100	30	70	2	13	12	5	10	5	None	1250	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other. As an alternative, one side yard may be a minimum of 3 feet if the other side yard is a minimum of 7 feet.
SF-D1	Single Family Detached (cottage homesites) (cluster home)	3150	35	90	2	13	12	5	10	5	None	1250	Except for zero lot line types where 10' minimum side setback is required on one side and zero

Residential Type	Examples of Residential Type*	Minimum Lot Area (SF)	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Maximum Number of Stories	Max Density Based on Gross Acre	Minimum Front Yard Building Setback (ft)**	Minimum Interior Side Yard Building Setback (ft)	Minimum Corner Side Yard Building Setback (ft) ¹	Minimum Rear Yard Building Setback (Home)	Maximum Lot Coverage (%) (building footprint)	Minimum Dwelling Unit Size (SF)	Special Conditions
													feet on the other. As an alternative, one side yard may be a minimum of 3 feet if the other side yard is a minimum of 7 feet.
SF-D1	Single Family Detached (chalet homesites)	4000	40	100	2	6	20	5	10	5	None	1500	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other
SF-D1	Single Family Detached (chalet homesites)	4000	40	100	2	6	20	5	10	5	None	1500	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other. *Product type only

Residential Type	Examples of Residential Type*	Minimum Lot Area (SF)	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Maximum Number of Stories	Max Density Based on Gross Acre	Minimum Front Yard Building Setback (ft)**	Minimum Interior Side Yard Building Setback (ft)	Minimum Corner Side Yard Building Setback (ft) ¹	Minimum Rear Yard Building Setback (Home)	Maximum Lot Coverage (%) (building footprint)	Minimum Dwelling Unit Size (SF)	Special Conditions
													allowed when rear yard is adjacent to a park or open space.
SF-D1	Single Family Detached (chalet homesites)	4000	40	100	2	6	12	5	10	5	None	1500	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other. *
SF-D2	Single Family Detached (courtyard homesites)	4000	50	80	2	8	12	5	10	5	None	1750	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other
SF-D2	Single Family Detached (executive homesites)	5000	50	100	2	5	12	5	10	5	None	1750	Except for zero lot line types where 10' minimum side setback is

Residential Type	Examples of Residential Type*	Minimum Lot Area (SF)	Minimum Lot Width (ft)	Minimum Lot Depth (ft)	Maximum Number of Stories	Max Density Based on Gross Acre	Minimum Front Yard Building Setback (ft)**	Minimum Interior Side Yard Building Setback (ft)	Minimum Corner Side Yard Building Setback (ft) ¹	Minimum Rear Yard Building Setback (Home)	Maximum Lot Coverage (%) (building footprint)	Minimum Dwelling Unit Size (SF)	Special Conditions
	side drive: attached/detached garage)												required on one side and zero feet on the other
SF-D2	Single Family Detached (executive homesites front loaded)	5000	50	100	2	5	20	5	10	5	None	1750	Except for zero lot line types where 10' minimum side setback is required on one side and zero feet on the other
SF-D3	Single Family Detached (manor homesites)	6000	60	100	2	4	12	5	10	5	None	2000	
SF-D4	Single Family Detached (chateau homesites)	7000	70	100	2	3.5	12	5	10	5	None	2400	

****The minimum front yard setback for all rear entry homes shall be 12 feet.**

Notes:

All rear entry garage doors must be a minimum of 20 feet from the edge of the right-of-way. All side and front entry garage doors must be a minimum of 22 feet from the edge of the right-of-way.

Exception to minimum setback: Minimum side setback to detached garages or accessory buildings may be reduced to three feet when a greater setback would otherwise be required.

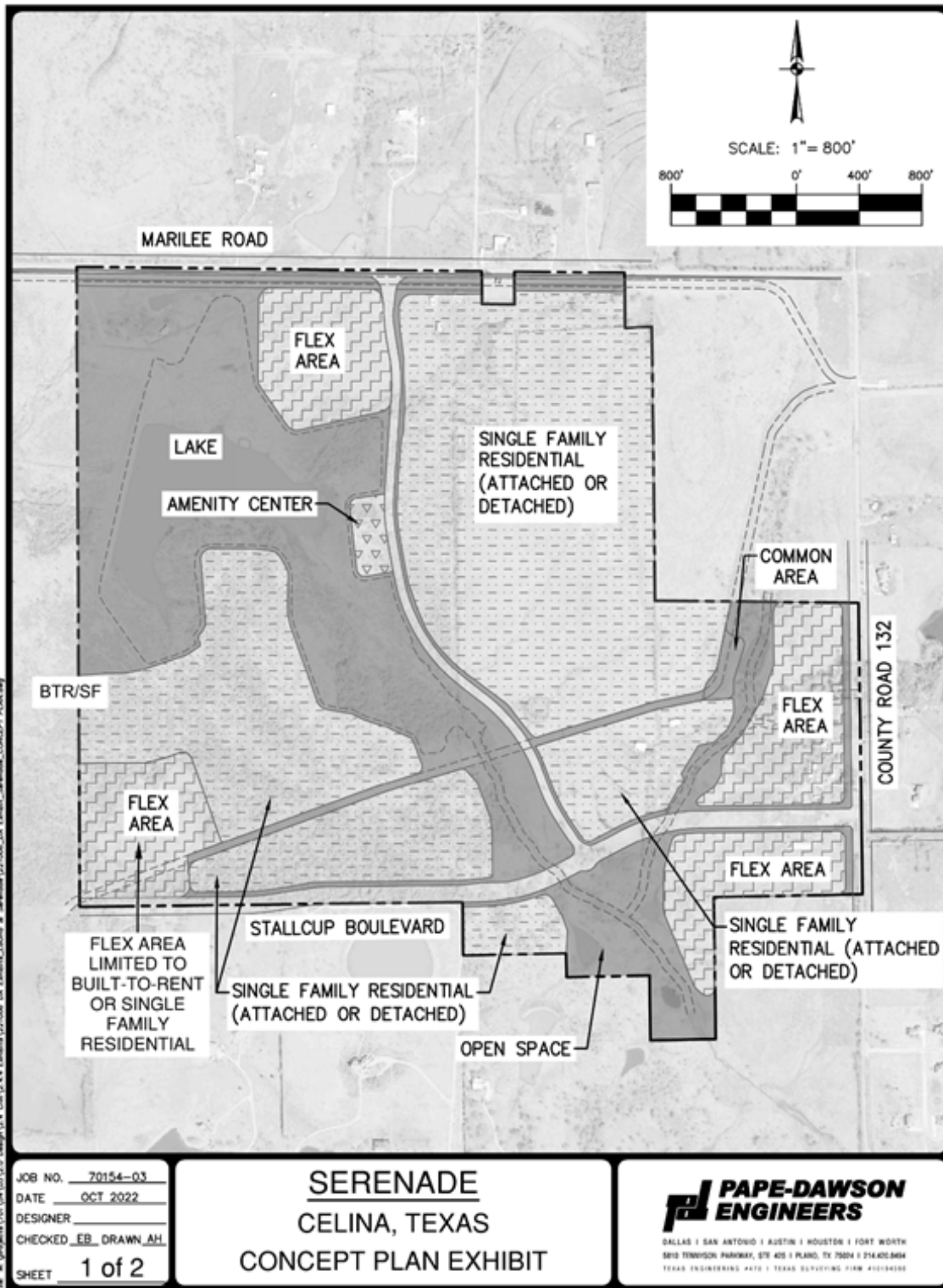
Permitted encroachments into setbacks: porches (up to eight feet into front yard setback and corner side yard setback, provided, however, no less than a 12-foot setback from the property line shall be permitted on any lot that requires a 12-foot or larger front yard setback); fireplaces and box windows up to two feet into all setbacks; balconies, awnings, overhang eaves up to two feet into all setbacks); bay windows up to four feet into front and rear yard setbacks; stoops and stairs up to five feet into front and rear yard setbacks; suspended planter or flower boxes up to 24 inches into all setbacks; and foundation encroachments of up to six inches in all setbacks for architectural details such as brick ledges.

Swimming pools shall have a minimum five-foot setback from rear and side property lines; however, such setback only applies to the swimming pool, and not to associated decking or paving around a swimming pool.

Plats for zero lot line homes shall designate the side with the zero-foot setback and the side with the ten foot setback. A five-foot maintenance easement shall also be provided along the lot line adjacent to a neighboring lot's zero setback side. The maintenance easement shall include a drainage easement to allow for lot-to-lot drainage.

A maximum of eight single family attached units may be attached without a building separation.

Exhibit D Concept Plan



P:\2022\70154-03\Drawings\70154-03-02.dwg
 User: jk
 Date: 10/26/2022 10:28:00 AM
 Plot: 10/26/2022 10:28:00 AM
 Plotter: HP DesignJet T1100

LAND USE SUMMARY	
	SINGLE FAMILY RESIDENTIAL (ATTACHED OR DETACHED) 184.1 AC.
	FLEX AREA - 62.7 AC.
	AMENITY CENTER - 2.5 AC.
	OPEN SPACE - 164.6 AC.
TOTAL	413.9 AC.

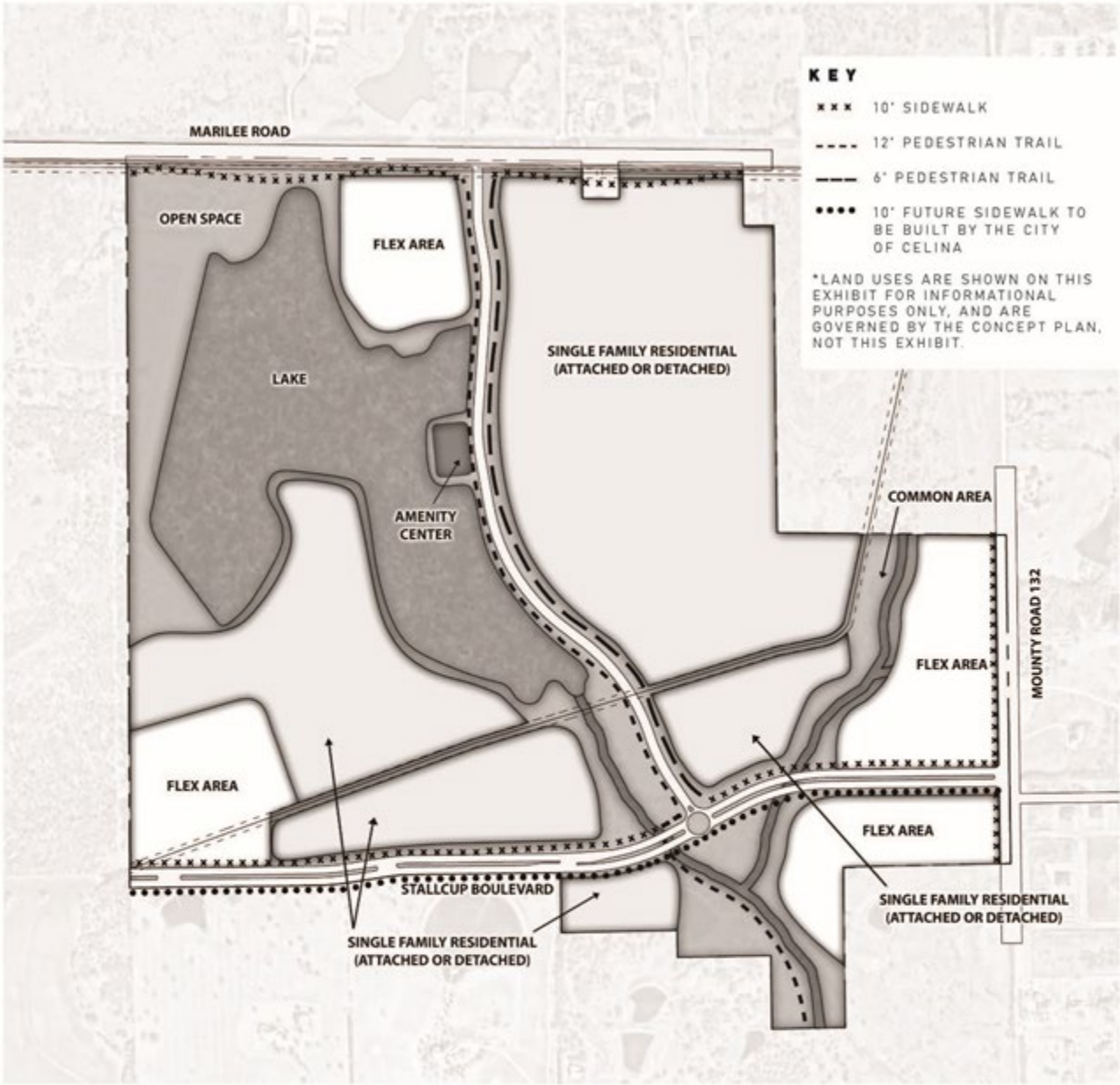
JOB NO. 70154-03
 DATE OCT 2022
 DESIGNER
 CHECKED EB DRAWN AH
 SHEET 2 of 2

SERENADE
 CELINA, TEXAS
 CONCEPT PLAN EXHIBIT

PAPE-DAWSON
ENGINEERS
 DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH
 2610 TOWNSEND PARKWAY, SUITE 400 | PLANO, TX 75074 | 972.462.0404
 TEXAS ENGINEERING #470 | TEXAS SURVEYING #141-04330

THIS DOCUMENT HAS BEEN PREPARED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALTERED. RELY ONLY ON FINAL HARD-COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Exhibit E
Open Space, Parks, Trails, Amenities



SERENADE:TRAIL LAYOUT PLAN
CELINA | APRIL 2023

PLAN VIEW
SCALE: 1"=800'

0 400' 800' 1200'

LA

Exhibit F Fencing Plan

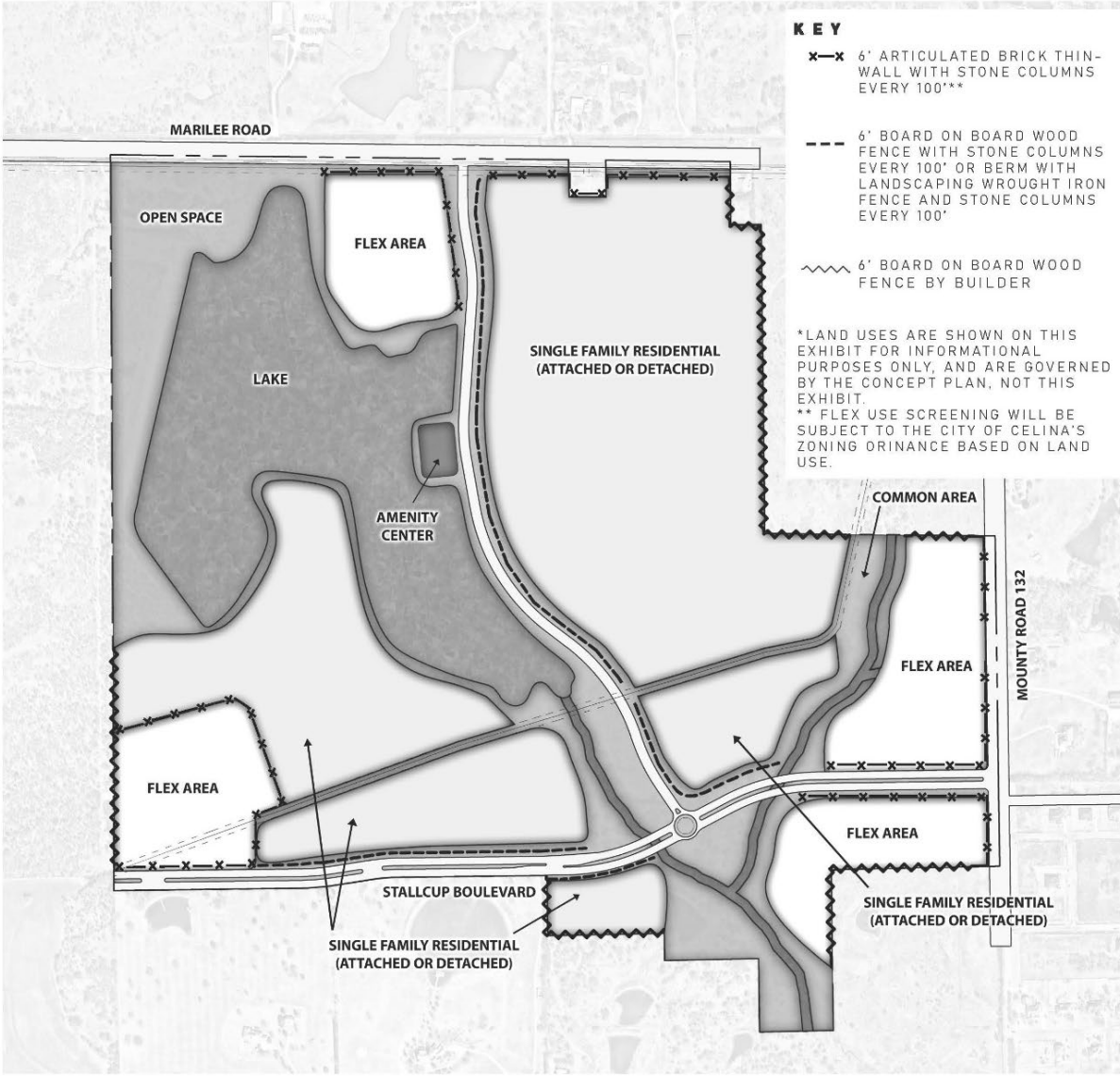
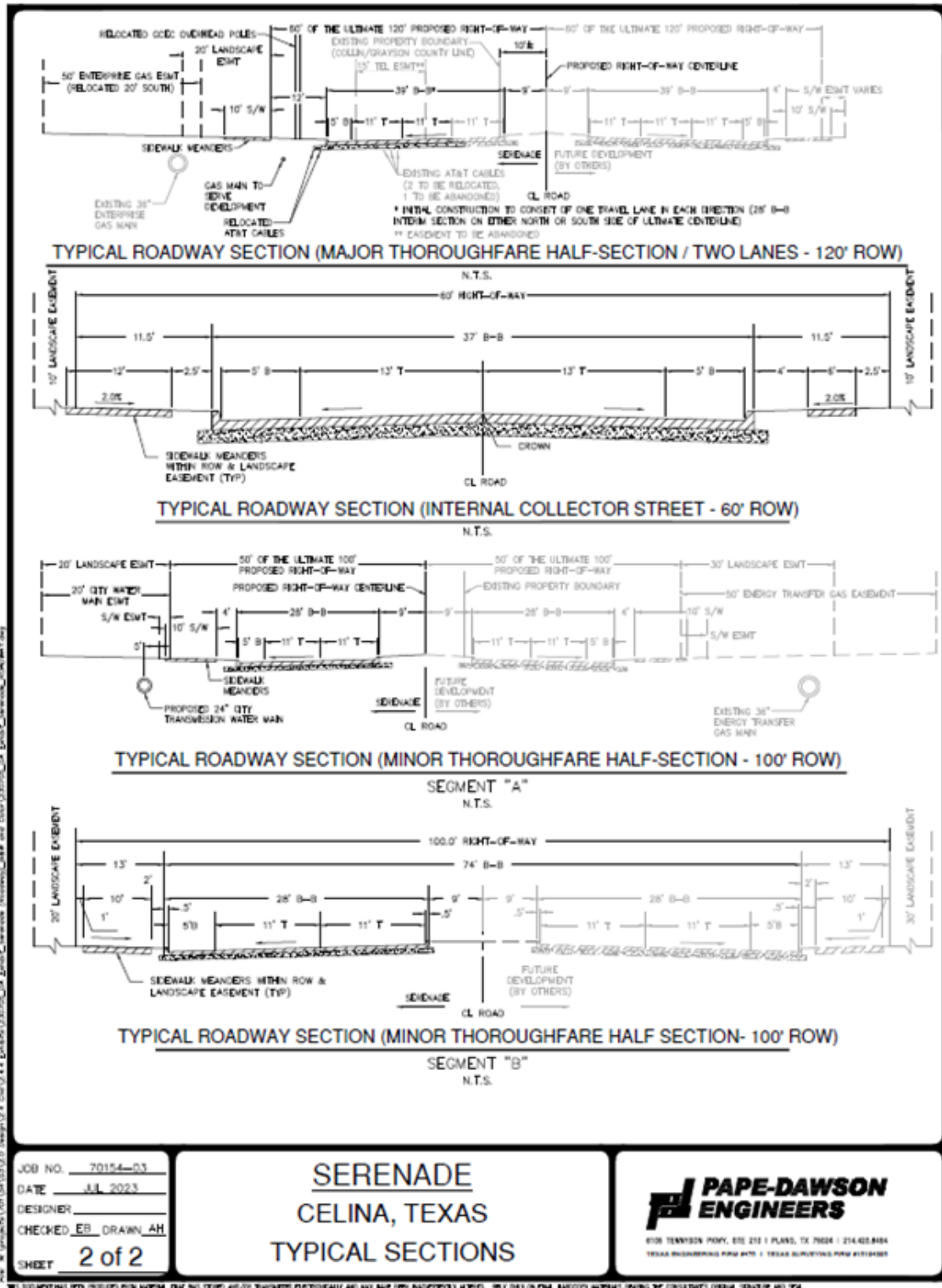


Exhibit G Street Sections





Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Planning Manager
CC: Madhuri Mohan, Planning Director
Date: June 20, 2024
Re: Farr Tract – Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 8 acres to Commercial, Office, & Retail District (C); generally located north of future O'Brien Drive and approximately 2,350 feet east of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Farr Tract – Zoning)

Background Information:

This request is to zone approximately 8 acres to Commercial, Office, and Retail District (C) for future development. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

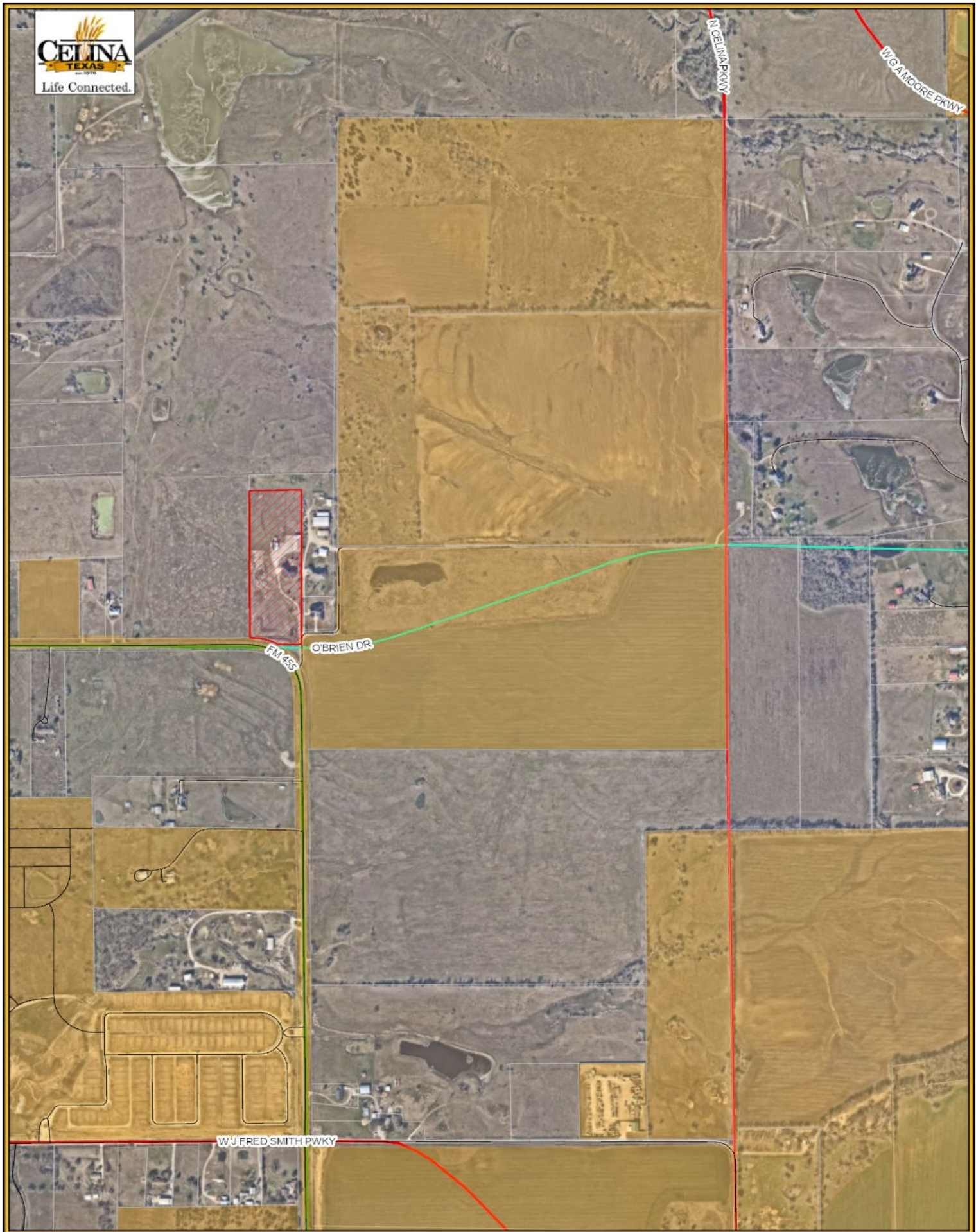
1. Location Map
2. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

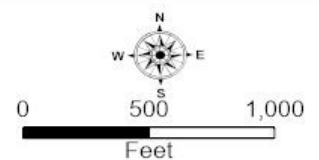


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

Farr Zoning Location Map City of Celina

5/29/2024

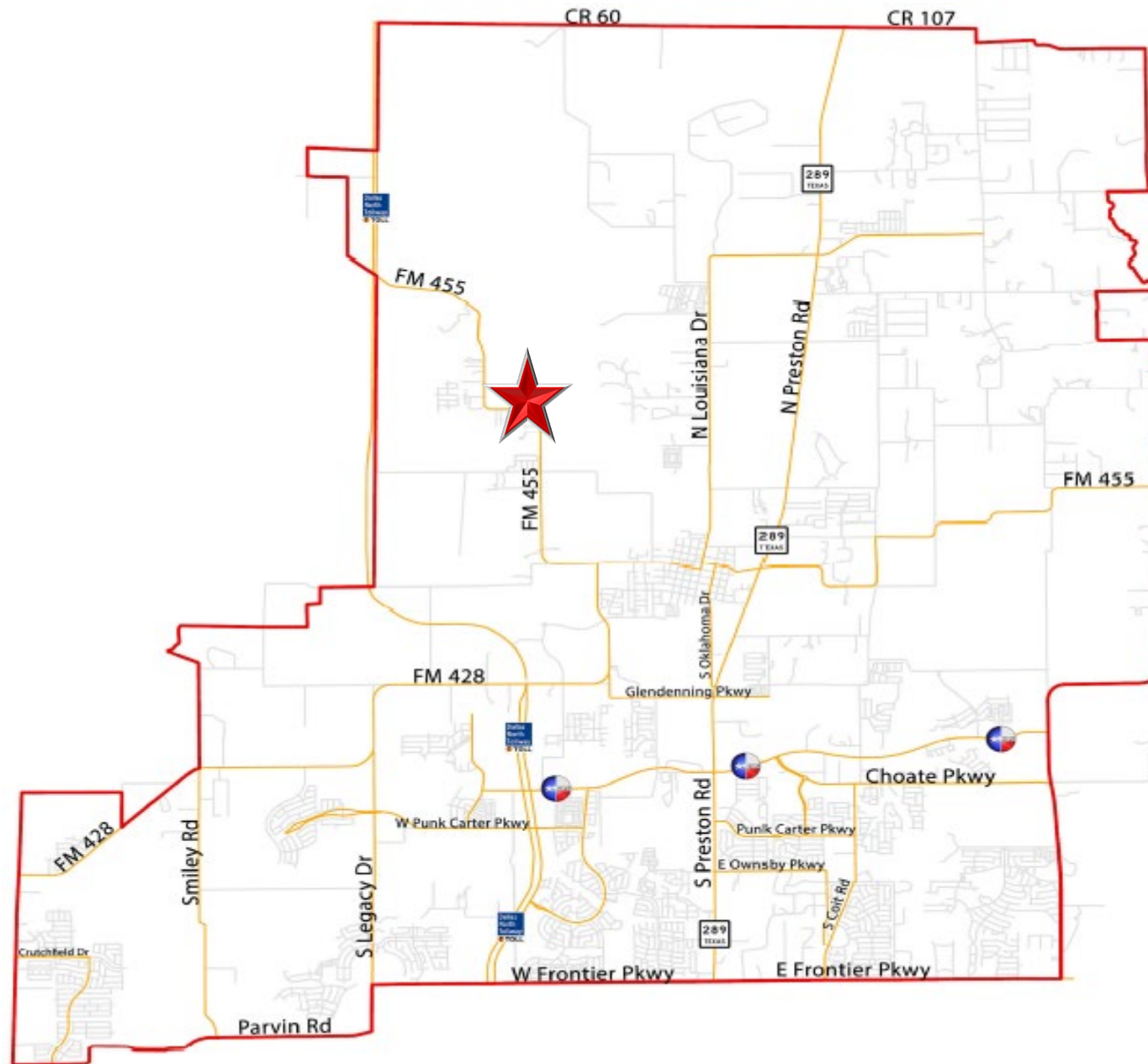


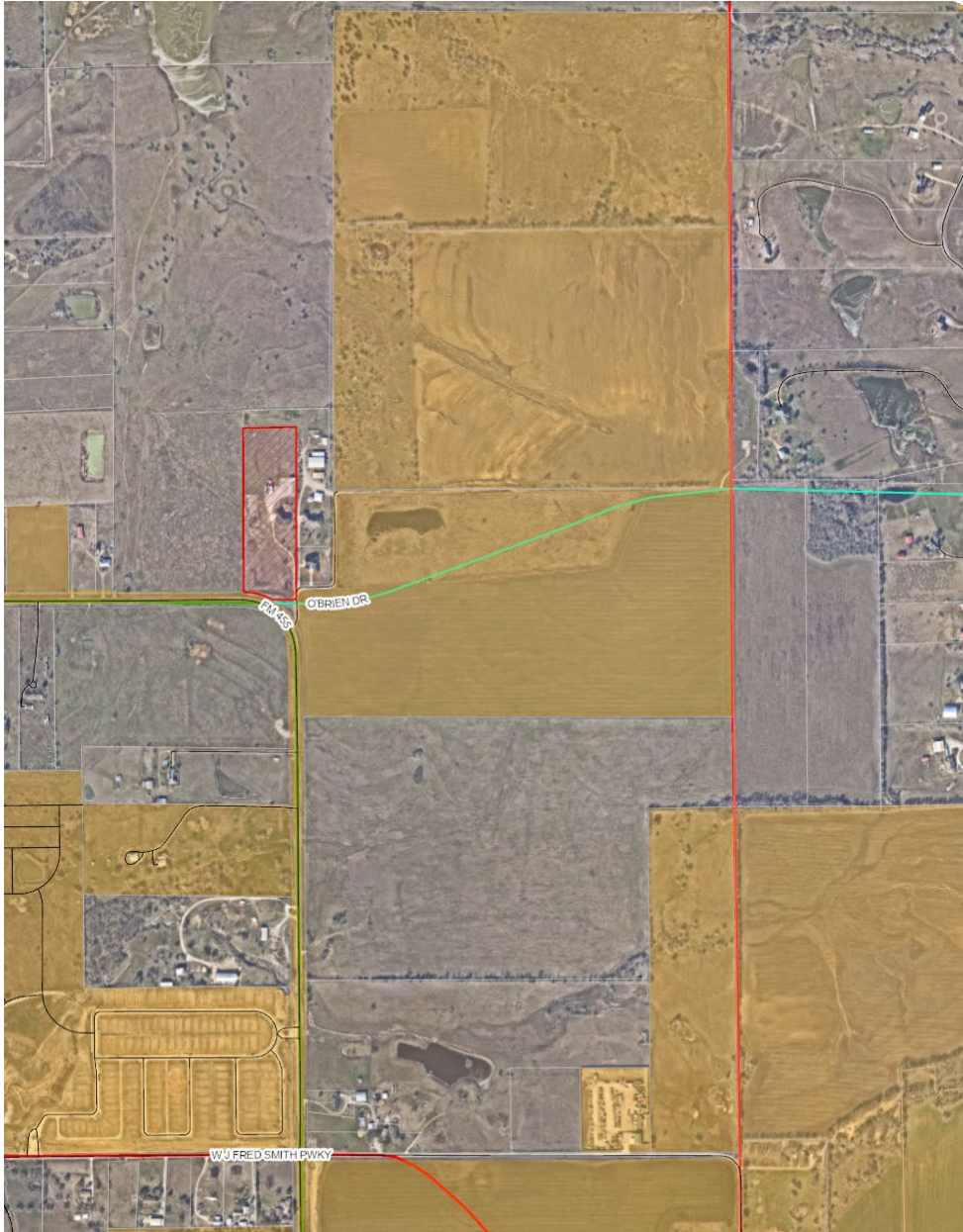
FARR TRACT

Zoning

Planning & Zoning Commission
June 20, 2024







LOCATION MAP

The subject property is generally located north of future O'Brien Drive and approximately 2,350 feet east of future Legacy Drive

BACKGROUND

- The subject property is approximately 8 acres and within the Extraterritorial Jurisdiction (ETJ)
- There is a pre-annexation agreement on the property that expires in August 2035
- The applicant is proposing a base zoning of Commercial, Office, & Retail District (C)
- The parcel west of the subject property is owned by Celina ISD and expected to develop as an elementary or middle school

POLICY CONSIDERATIONS

- The subject property is at the terminus of the intersection of two future 4-lane thoroughfares, which can accommodate non-residential uses
- The proposed annexation & zoning will give the City land use control over a parcel adjacent to a future Celina ISD school site
- There are no immediate plans to develop the property
- The governing pre-annexation agreement requires annexation & zoning prior to development

RECOMMENDATION

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



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Planning Manager
CC: Madhuri Mohan, Planning Director
Date: June 20, 2024
Re: The Grove at Frontier (Lanterra) – PD Amendment

Action Requested:

Conduct a public hearing to consider and act upon a request to amend approximately 4 acres of Planned Development No. 67 (PD-67); generally located at the northwest corner of Preston Road and Frontier Parkway, within the City Limits. (The Grove at Frontier (Lanterra) – PD Amendment)

Background Information:

This request is to amend approximately 4 acres of Planned Development No. 67 (PD-67) to update the concept plan and renderings for one lot within the development. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

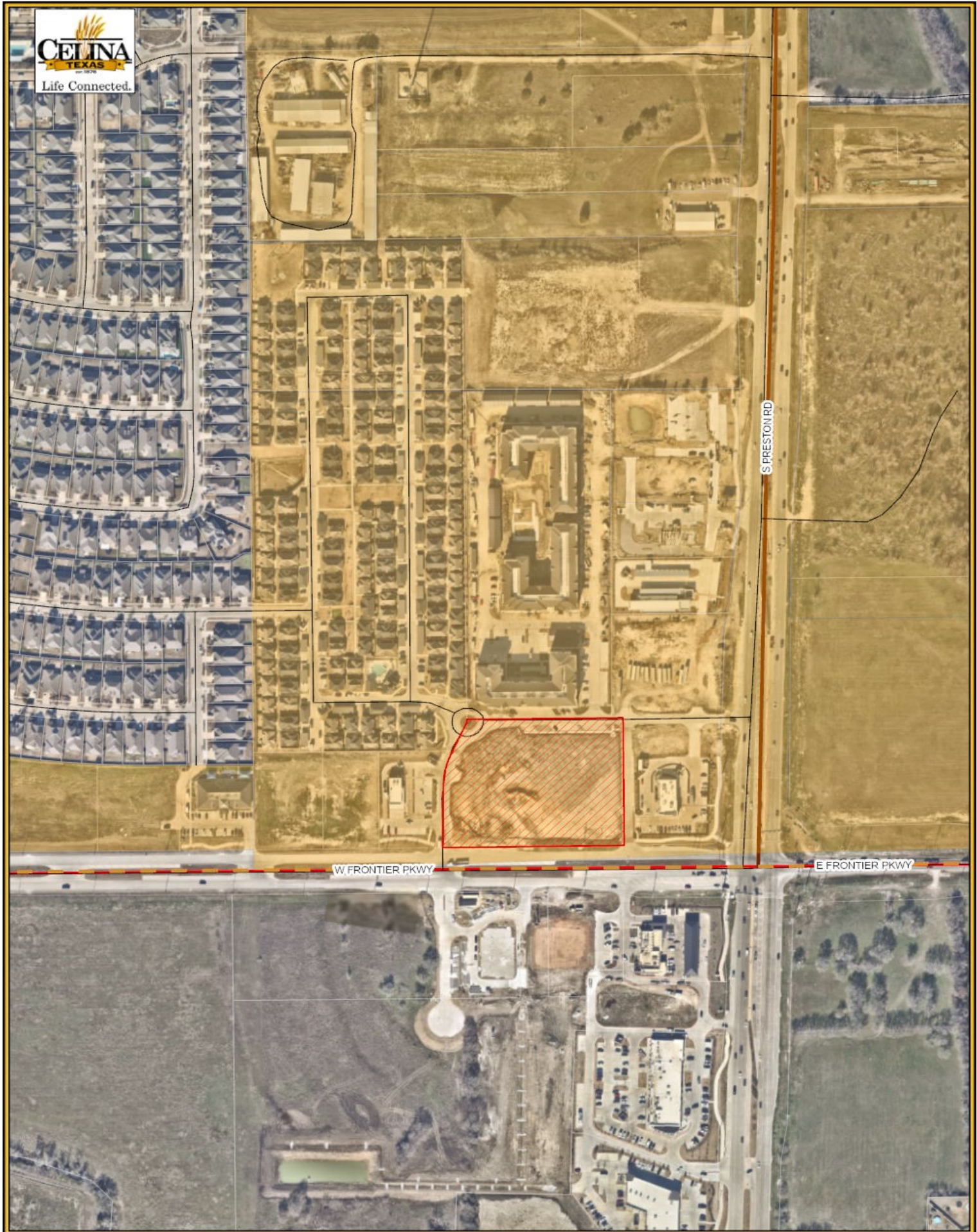
1. Location Map
2. Staff Presentation
3. Concept Plan and Renderings

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

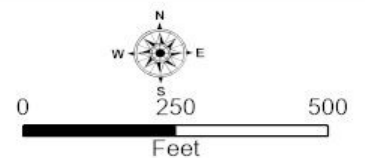


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

The Grove at Frontier Location Map City of Celina

5/29/2024

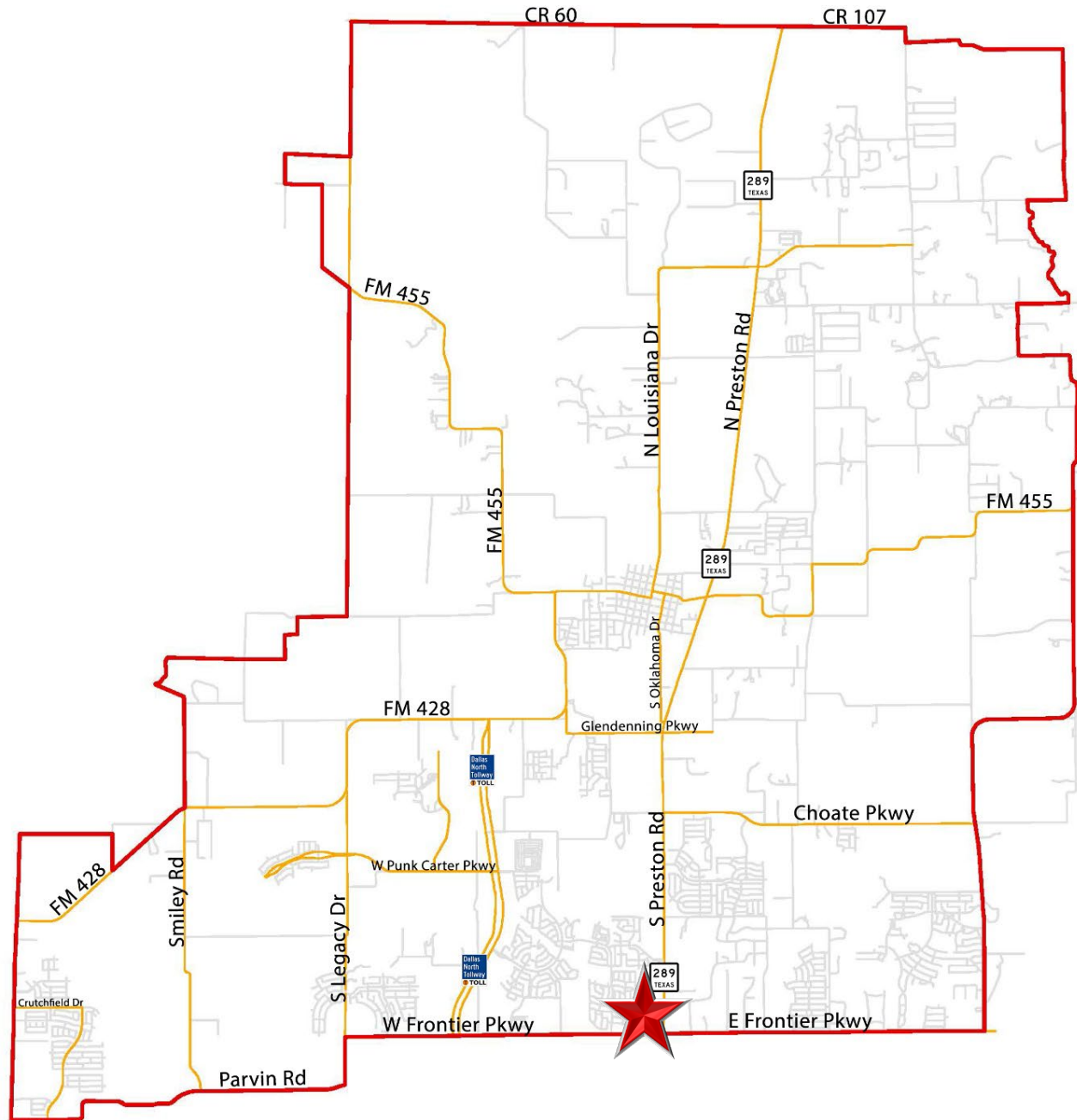


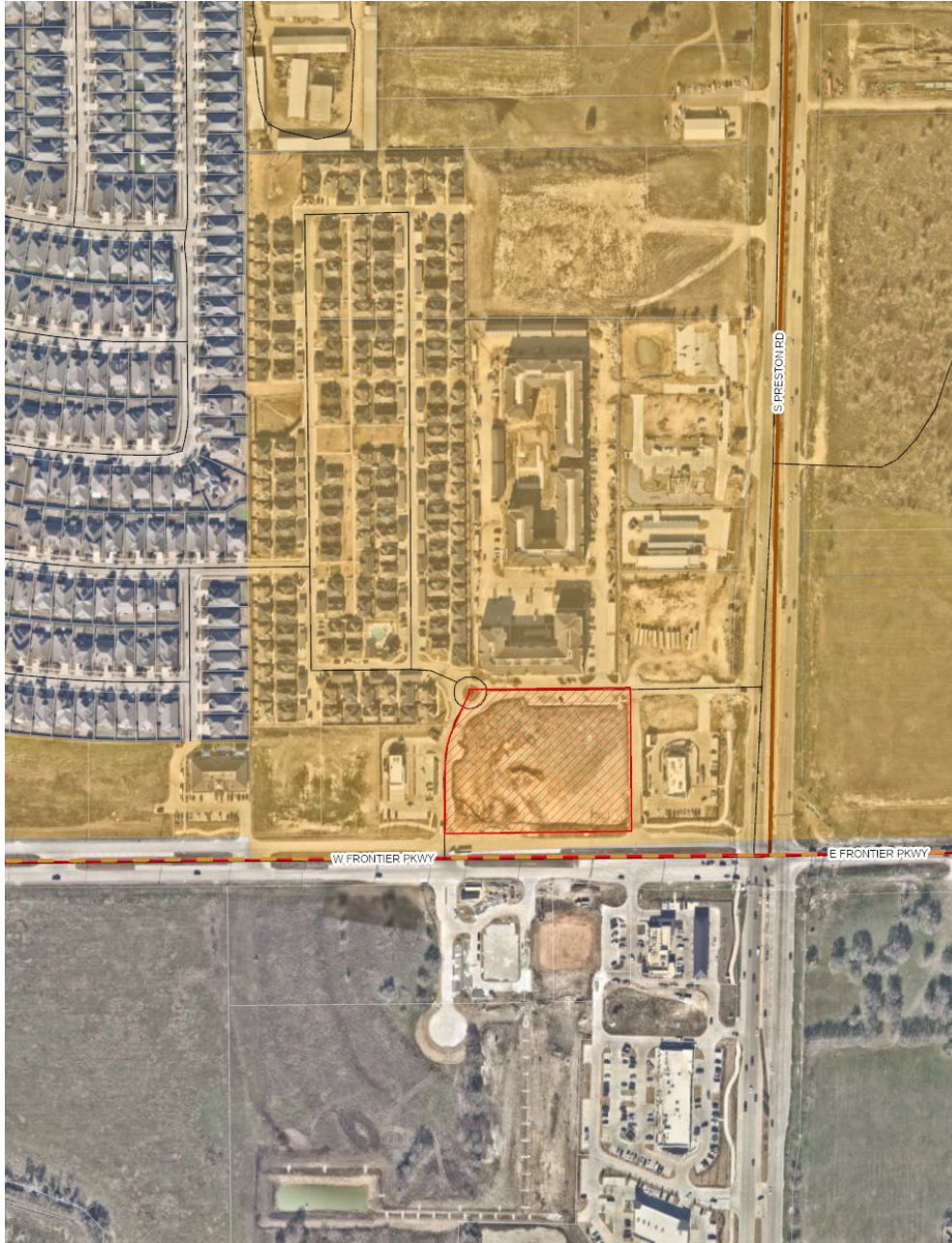
THE GROVE AT FRONTIER (LANTERRA)

PD Amendment

Planning & Zoning Commission
June 20, 2024







LOCATION MAP

The subject property is generally located at the northwest corner of Preston Road and Frontier Parkway

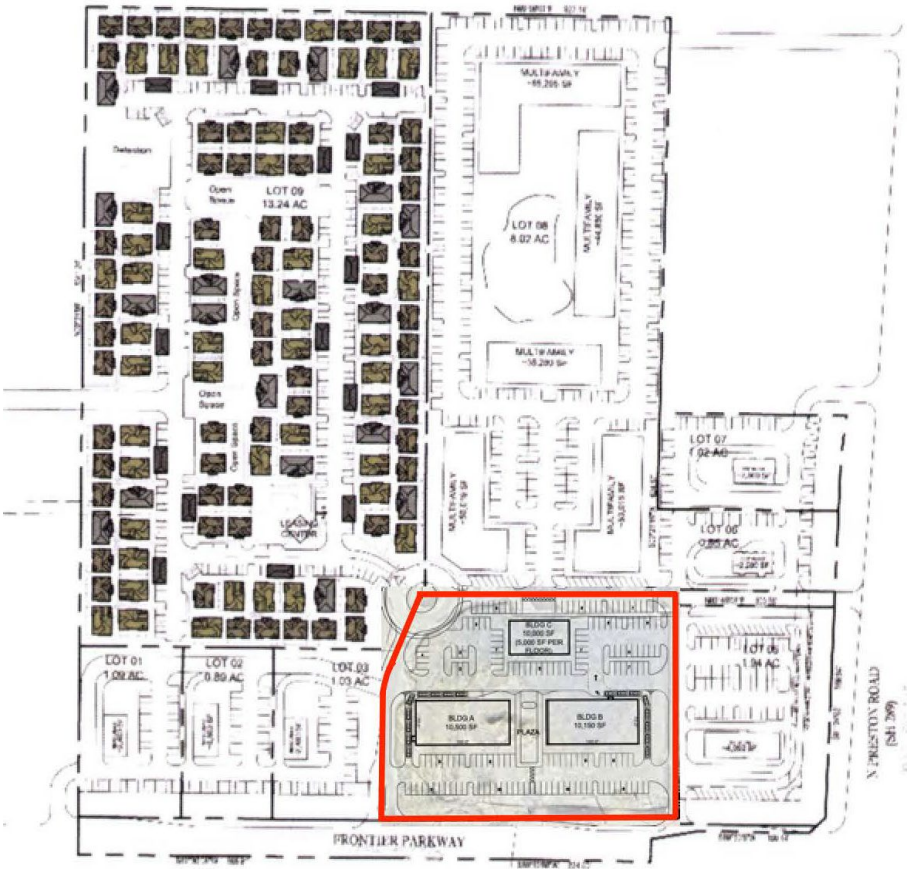
BACKGROUND

- The subject property is approximately 4 acres, located in the City Limits
- The subject property was annexed and zoned Planned Development (PD) No. 67 in 2016, and the PD was amended in 2019
- The PD allows for a mixture of retail, restaurants, and offices, with multi-family residential in the back (already developed)
- The PD included renderings to guide the design and materials of the office and shopping center uses
- The applicant is requesting to amend the concept plan and renderings for the 4-acre subject property

CONCEPT PLAN

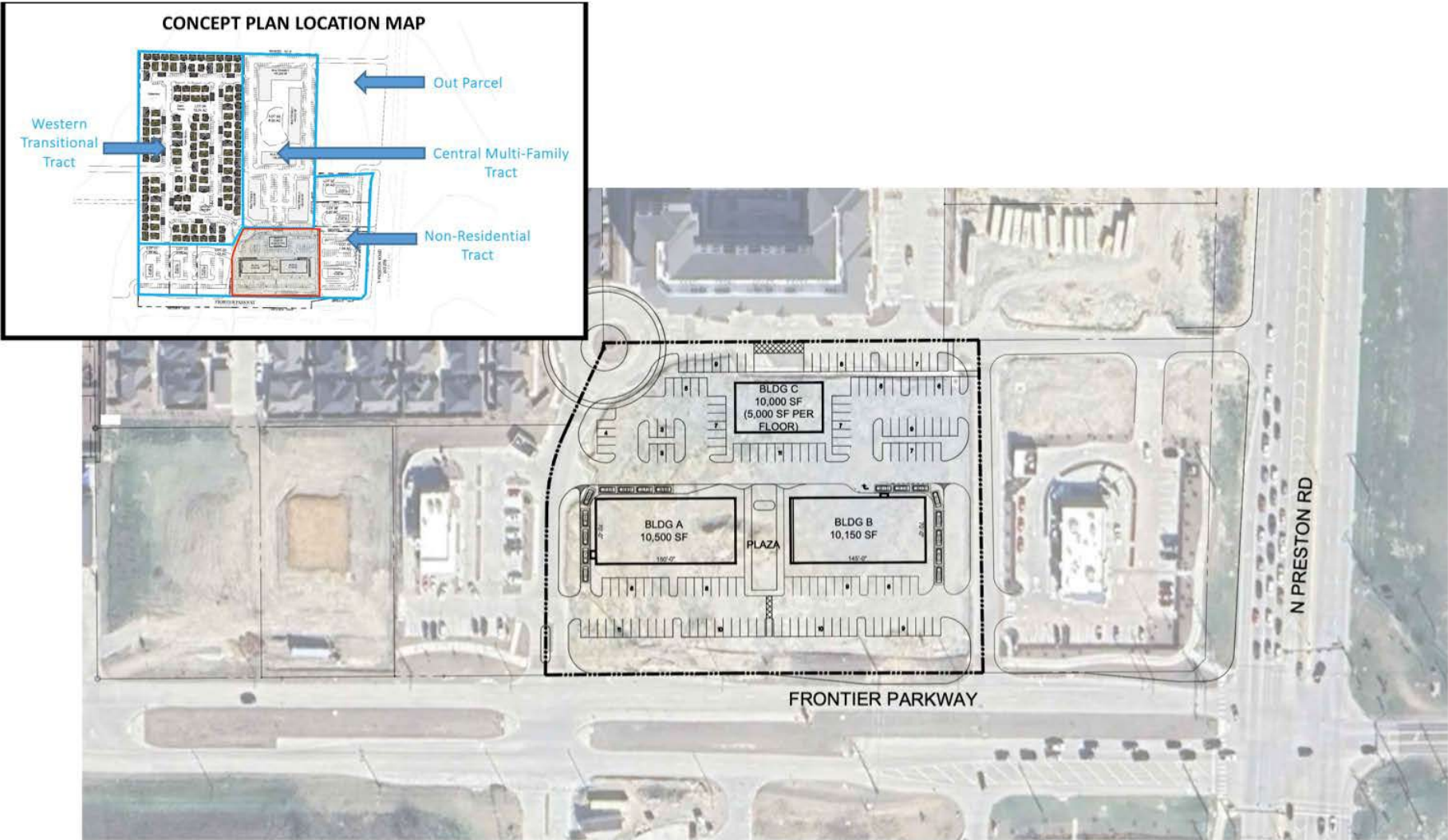


Original



Proposed

PROPOSED CONCEPT PLAN



RENDERINGS



RENDERINGS



PROPOSED AMENDMENT

- The applicant proposes no changes to the text of the PD or base zoning of Commercial, Office, & Retail
- The request exchanges the concept plan and renderings with updated designs
- The proposal includes a required plaza and patio design element
- The proposal voluntarily restricts several specific land uses (outdoor storage/display, alternative financial services, body art studios, smoke shops, pawn shops, etc.)

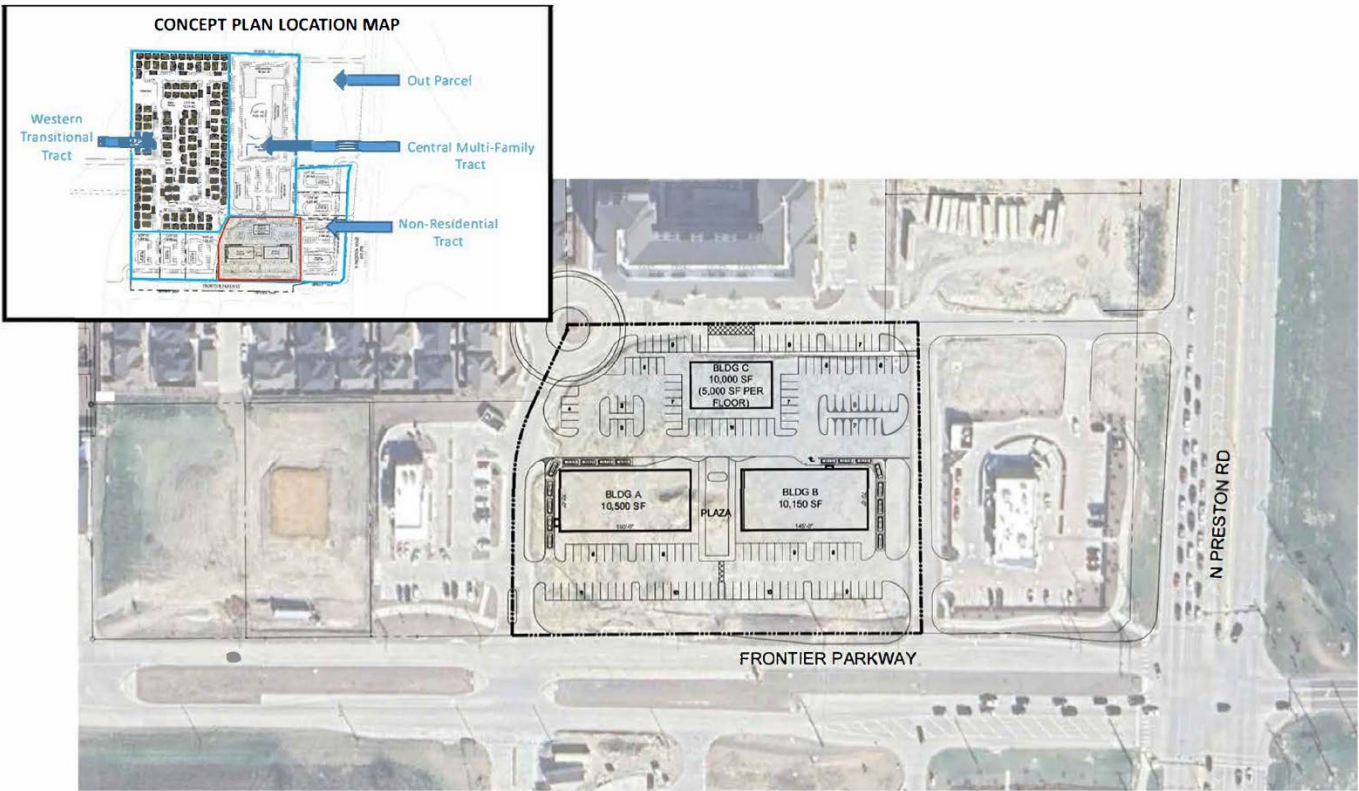
POLICY CONSIDERATIONS

- The original concept plan and renderings were speculative, and the updated designs better reflect what is planned for the parcel
- The plaza area is being preserved to maintain the urban, pedestrian-oriented vision of the original PD
- The proposed PD amendment activates the subject property quicker than the existing PD entitlement
- The proposal does not contradict the existing development pattern at the northwest corner of Preston and Frontier

RECOMMENDATION

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

Concept Plan and Renderings



01 CONCEPT PLAN
1" = 100'-0"



FRONTIER PKWY
CELINA, TEXAS
CENTRA FRONTIER

PRELIMINARY PLAN
NOT FOR CONSTRUCTION
SP10
JOB NO: 22-078
ISSUE DATE: 06/05/2024
SCALE: AS NOTED

- Concept Plan Notes:**
1. The project shall generally develop per the Concept Plan.
 2. The plaza to be constructed with the first building.
 3. The following uses will be voluntarily restricted: sexually oriented businesses, outdoor storage/display, alternative financial services, body art facility, smoke shops, vice paraphernalia, and pawn shops.

Revised 6-11-24







Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Madhuri Mohan, Planning Director
Date: June 20, 2024
Re: Off the Rails Icehouse – PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 15 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning; generally located south of Sunset Boulevard and approximately 1,500 feet west of Coit Road, within the City Limits. (Off the Rails Icehouse – PD Zoning)

Background Information:

This request is to rezone approximately 15 acres to a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning, with modified development standards, in order to develop an outdoor amusement restaurant and venue. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

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

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

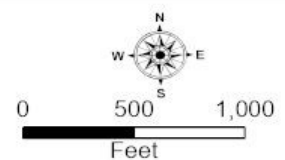


Legend

- Subject Property
- City Limits
- Roads
- Parcels

Off The Rails Icehouse Location Map City of Celina

4/25/2024

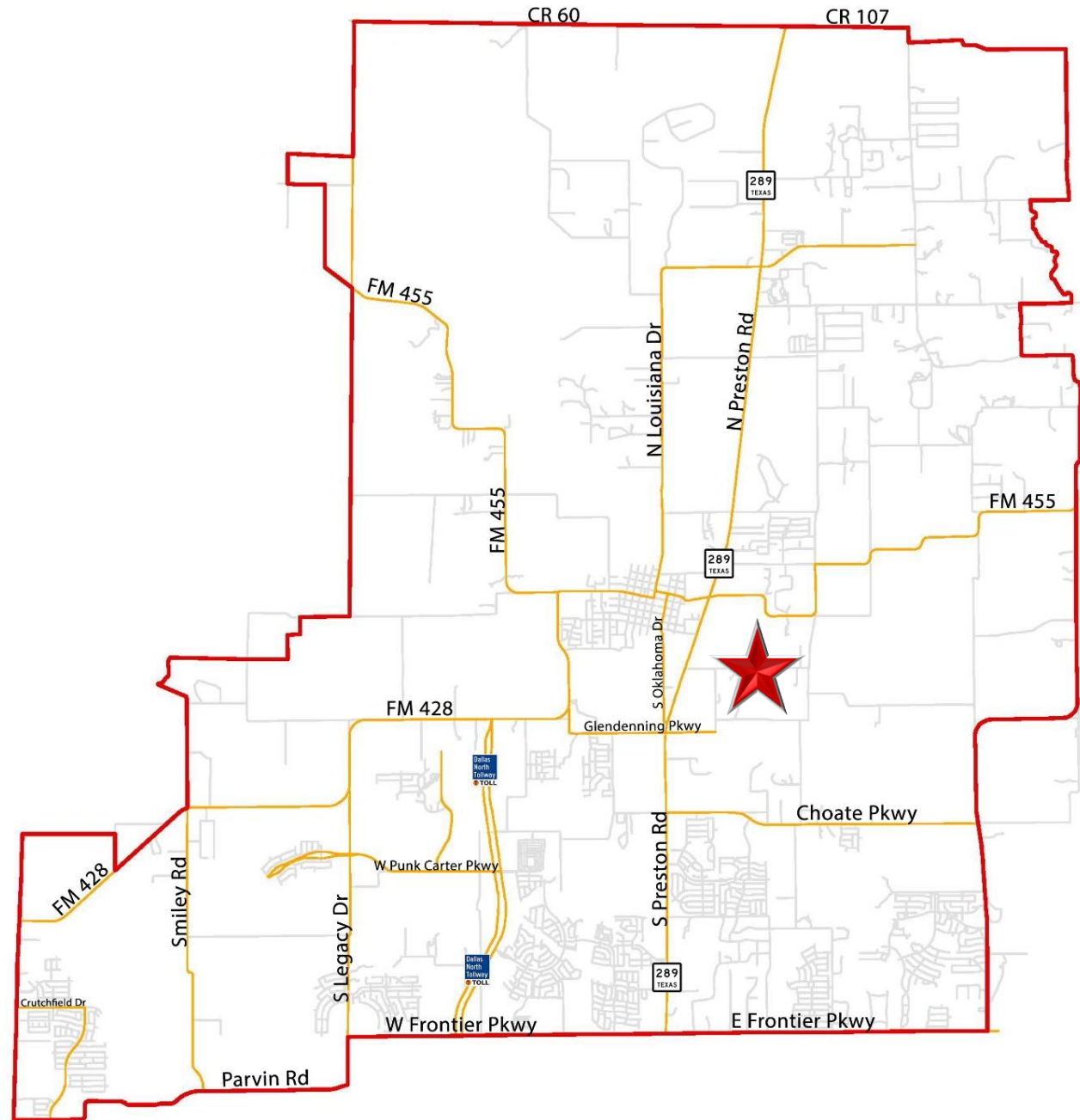


OFF THE RAILS ICEHOUSE

Rezoning

Planning & Zoning Commission
June 20, 2024







LOCATION MAP

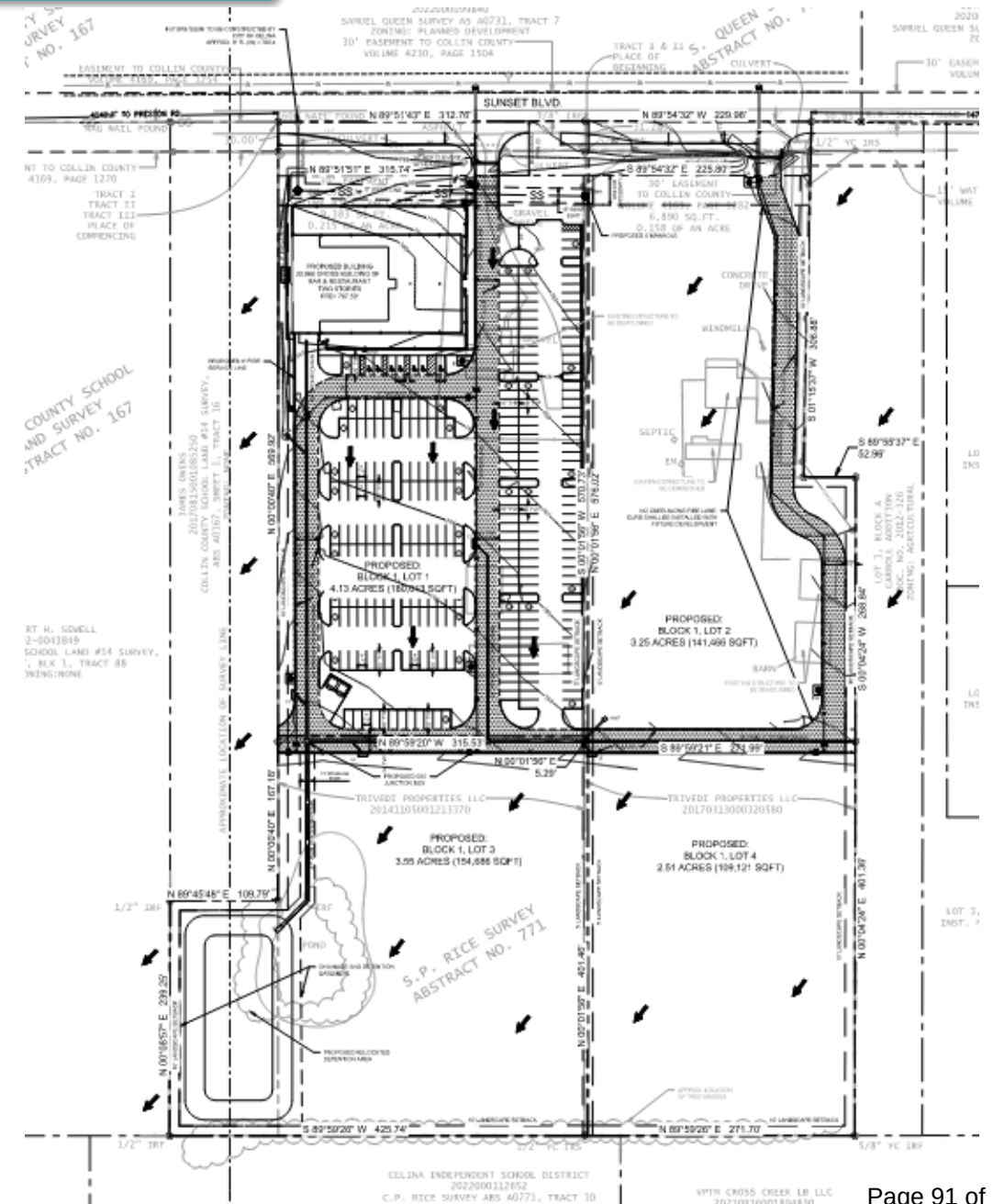
The subject property is generally located south of Sunset Boulevard and approximately 1,500 feet west of Coit Road

BACKGROUND

- The subject property is approximately 15 acres
- The subject property was zoned to Agricultural District (AG) in 2022 as a placeholder district
- The Agricultural 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) and an allowance for a “Commercial Amusement, Outdoor” use.

CONCEPT PLAN

- The applicant proposes to develop the northwestern lot into an outdoor amusement restaurant and venue
- This proposal involves the removal of the existing residential structures
- A fire lane will loop through the site, which will provide cross access to the adjacent parcels



CHARACTER IMAGES



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



POLICY CONSIDERATIONS

- The Future Land Use Plan (FLUP) call out this area being part of the Connected Core, which is envisioned as a mixed-use environment that encourages entertainment and shopping while providing increased walkability
- The only two deviations requested by the project are the land use (Commercial Outdoor, Amusement) and the ice-house vision for the building elevations
- The applicant's proposal for an open-air pavilion venue is not inappropriate for Sunset Boulevard
- The proposed base zoning of Commercial for the remainder of the subject property is not inappropriate for Sunset Boulevard

SUNSET BOULEVARD



RECOMMENDATION

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

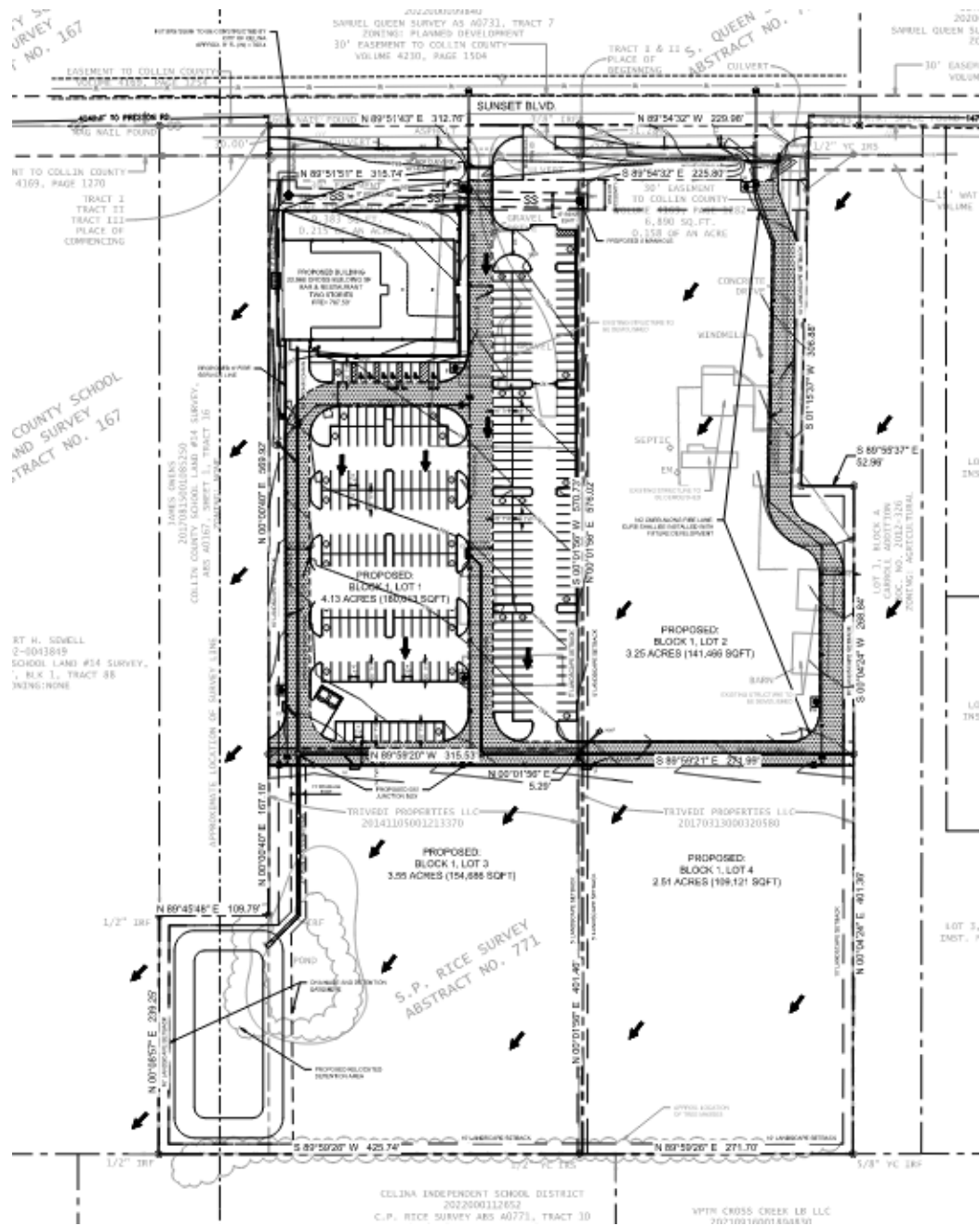
Draft Development Standards

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, and the allowance of one Commercial Outdoor Amusement use by right, with the following modified regulations:

1. One lot, generally per the attached Concept Plan and Renderings, may develop with Commercial Outdoor Amusement use by right;
2. The buildings shall be masonry construction per the Zoning Ordinance, except that the Commercial Outdoor Amusement use may be allowed to utilize a large metal pavilion to cover the building;
3. If the vision of the attached Concept Plan and Renderings is not developed, the base zoning and all City regulations apply.

Concept Plan



Renderings





Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Victoria Kiker, Senior Planner
CC: Madhuri Mohan, Planning Director
Date: June 20, 2024
Re: Grace Bridge - Major Modification

Action Requested:

Conduct a public hearing to consider and act upon a request for a Major Modification to the design standards in the Downtown Code, in order to allow for the redevelopment of Grace Bridge; generally located at the northeast corner of Oklahoma Drive and Ash Street, within the Preston Streams District. (Grace Bridge - Major Modification)

Background Information:

This request is for a Major Modification to the design standards in the Downtown Code, in order to allow for the redevelopment of Grace Bridge. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

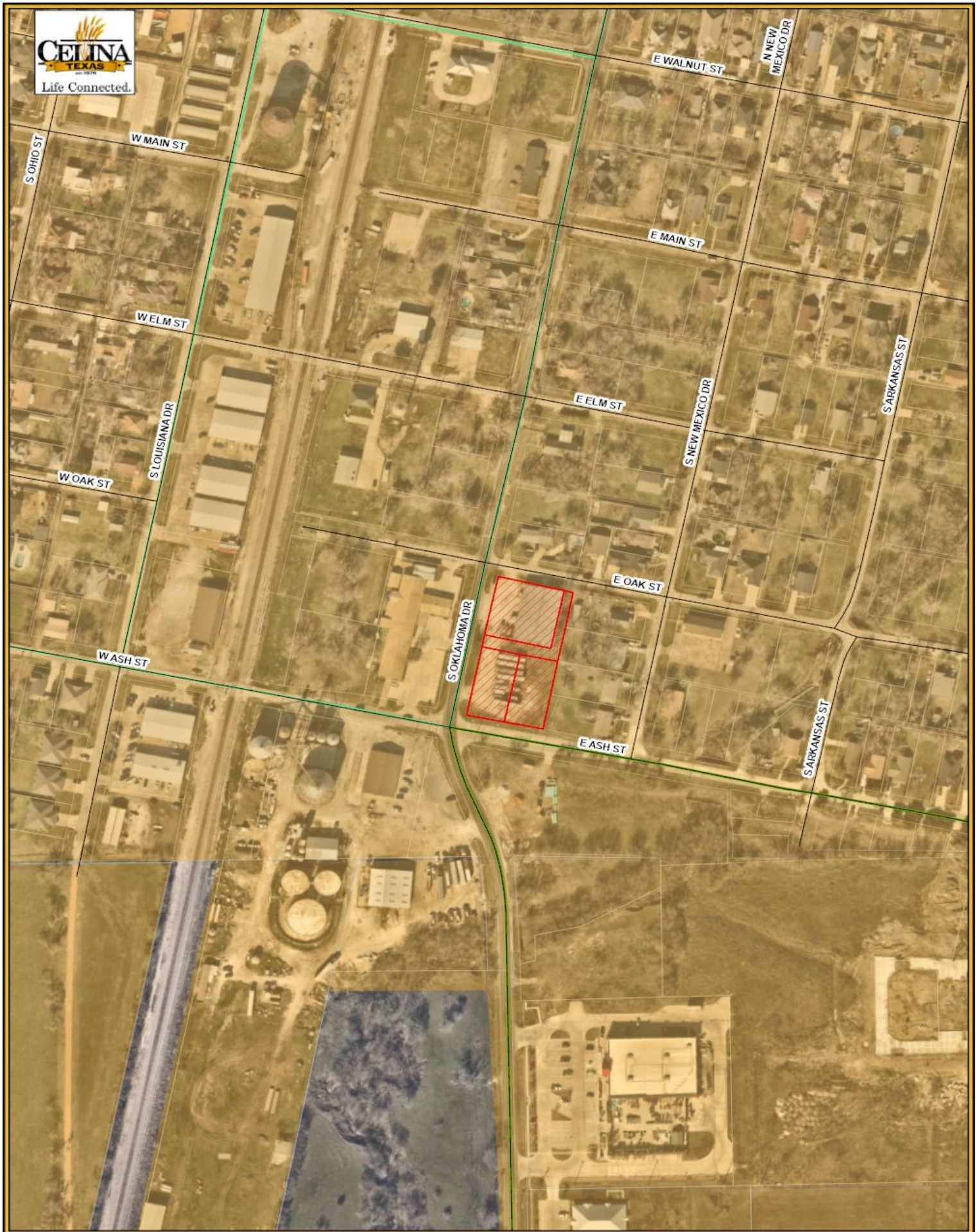
1. Location Map
2. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

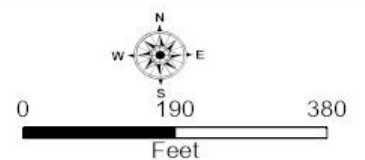


Legend

-  Subject Property
-  Parcels
-  Roads
-  City Limits

Grace Bridge Location Map City of Celina

5/29/2024

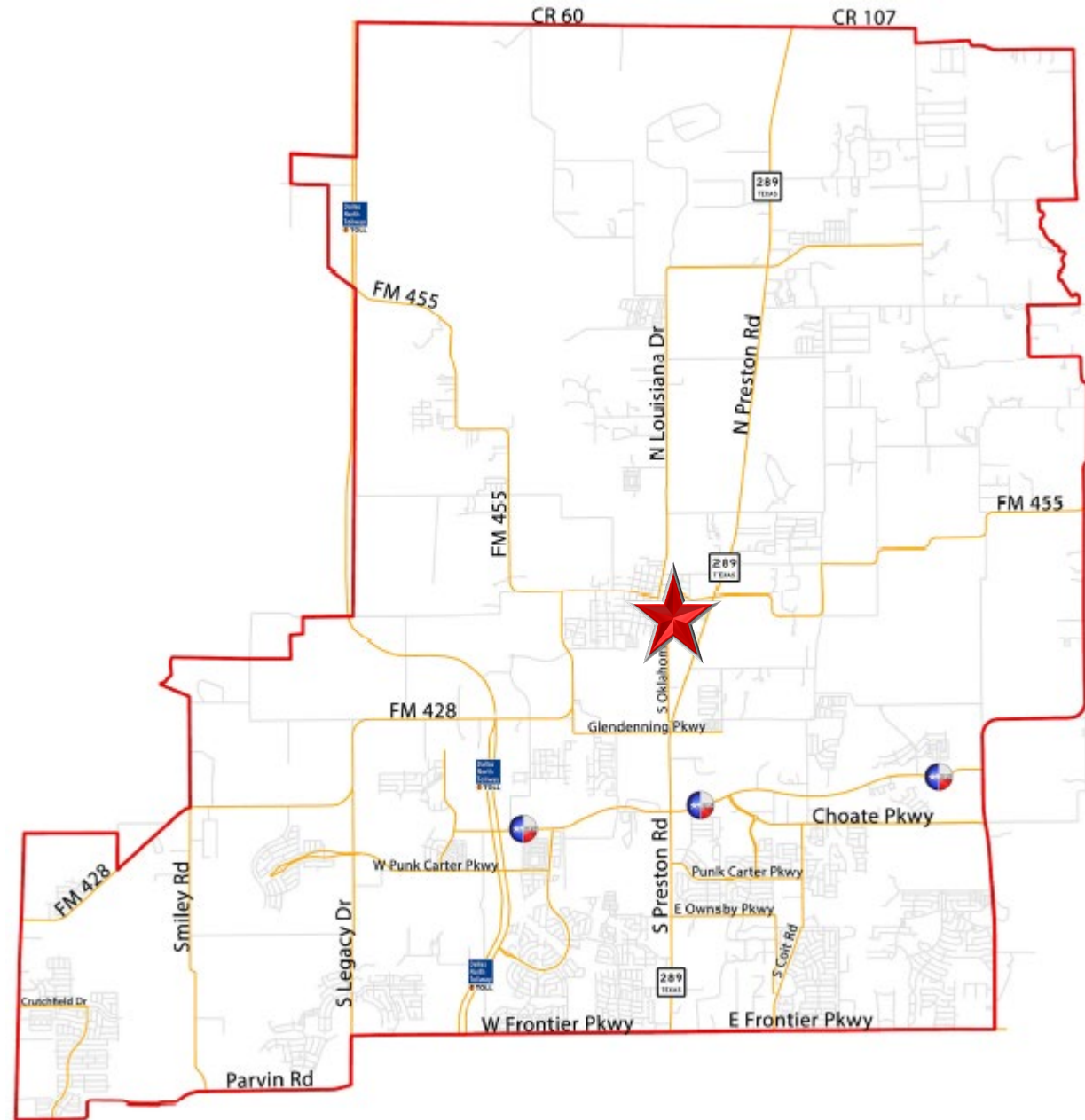


GRACE BRIDGE

Major Modification

Planning & Zoning Commission
June 20, 2024







LOCATION MAP

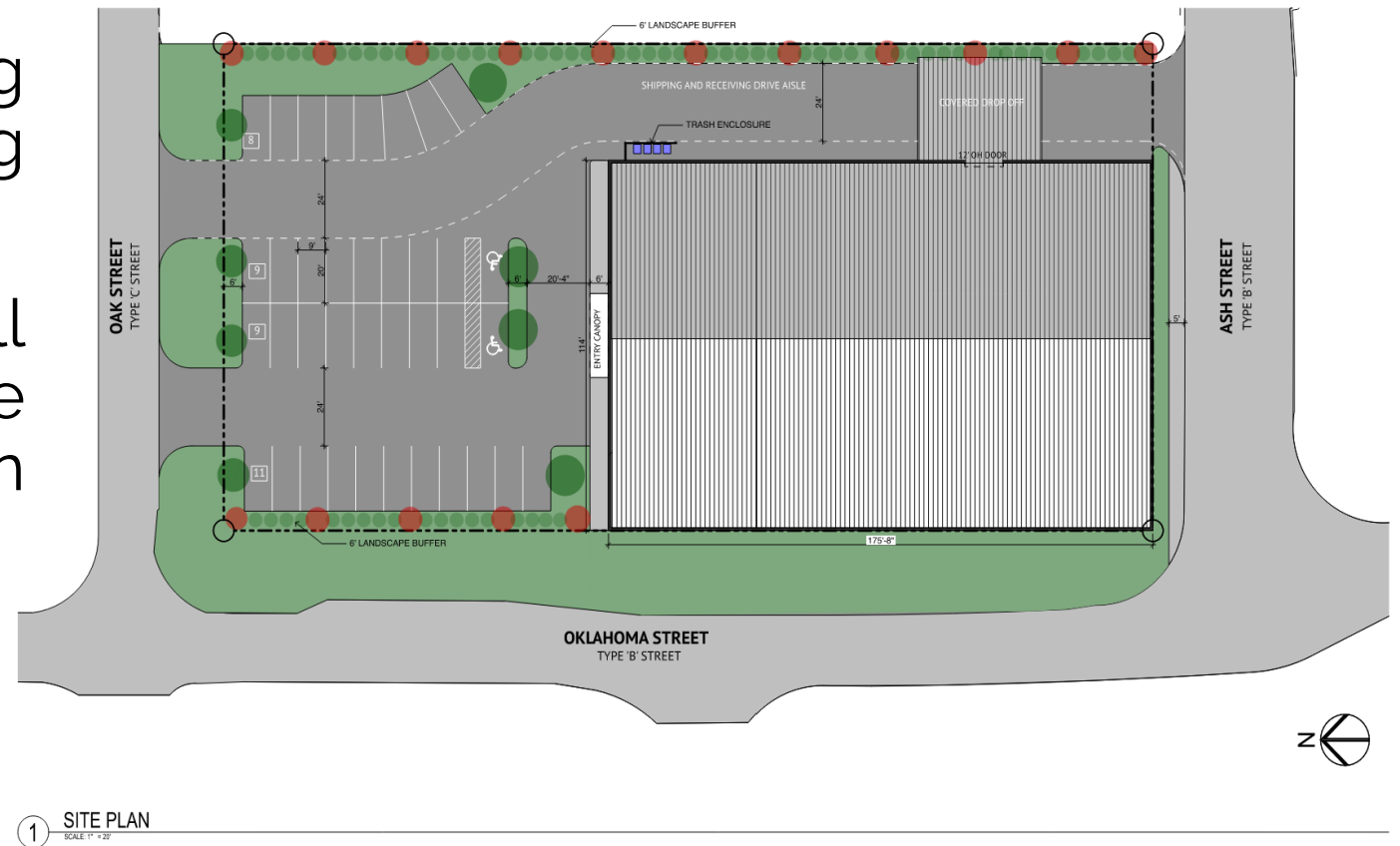
The subject property is generally located at the northeast corner of Oklahoma Drive and Ash Street, in the Preston Streams District

BACKGROUND

- The existing building is utilized for a non-profit 501(c)(3) organization known as Grace Bridge
- The Downtown Code requires new construction to adhere to the Historic Texas Architectural Style characteristic of structures built from the 1890s to the 1930s
- The applicant has proposed a barn-style building that does not strictly meet the Historic Texas Architectural Style
- The applicant is seeking a Major Modification from the Downtown Code architecture regulations in order to construct the building as proposed

PROPOSED SITE PLAN

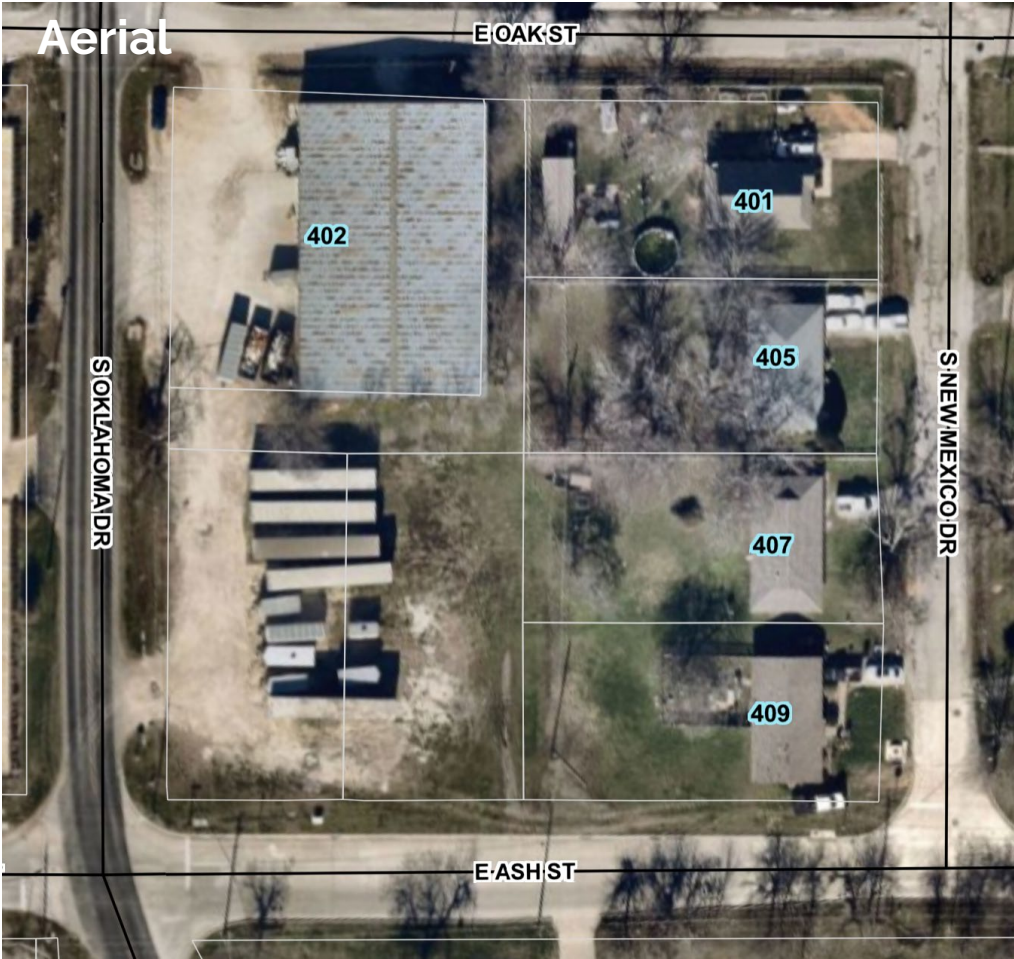
- The applicant is proposing to redevelop the existing Grace Bridge site
- The property shall generally develop per the attached Concept Plan and Renderings



CURRENT CONDITIONS



Oklahoma frontage



PROPOSED ELEVATIONS



PROPOSED ELEVATIONS CONT'D.



CURRENT INTERSECTION



POLICY CONSIDERATIONS

- The redevelopment of the Grace Bridge site visually improves an important corner gateway into downtown
- The proposed renderings fit Celina's agricultural heritage and are not inappropriate for a site across the street from the Entertainment District
- The Downtown Code allows greater architectural flexibility further from the downtown core
- The proposed redevelopment will improve traffic flow
- The applicant worked with Staff by incorporating multiple panel windows, gables, a cupola, a mural, and window shutters/awnings

RECOMMENDATION

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