



Life Connected.

PLANNING AND ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, AUGUST 15, 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 hold 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. Annual CIP Presentation
- 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 July 18, 2024, Planning & Zoning Commission meeting.
- IV. **PUBLIC HEARING/ACTION:**
 - A. Conduct a public hearing to consider and act upon a request to rezone approximately 3 acres to Downtown Code (The Bricks) zoning; generally located approximately 300 feet north of Maple Street, and approximately 875 feet east of Florida Drive, within the City Limits. (502 N. Illinois – Rezoning)
 - B. Conduct a public hearing to consider and act upon a request to rezone approximately 66 acres to a Planned Development (PD) with Mixed-Use District (MU) base zoning, and modified development standards; generally located at the northwest corner of Oklahoma Drive and Glendenning Parkway, within the City Limits. (Willard Cattle – PD Zoning)
 - C. Conduct a public hearing to consider and act upon a request to zone approximately 75 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located at the northeast corner of future Legacy Drive and Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (LMR Tract – 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, JULY 18, 2024
5:00 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

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	Absent
Daniel Rojas	Planning & Zoning Commission	Commissioner	Present
Daniel Trigo	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 June 20, 2024, Planning & Zoning Commission meeting.

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

IV. PUBLIC HEARING/ACTION:

- A. 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)

Chair Bain moved this item to the beginning of the meeting.

Madhuri Mohan, Planning Director, presented the staff report.

Chair Bain opened the public hearing.

Commissioner Rojas asked why the land swap was needed and if it was beneficial to the City.

Ms. Mohan responded that the land swap is roughly 15 acres and is needed to continue the neighborhood.

She said the City's portion is most likely to develop as a future park.

Rob Daake, 322 W Walnut St, Celina, Texas, 75009, presented to the Commission.

Karla McKenzie, representative of the landowners to the east, spoke in opposition to the proposed Doe Branch Boulevard alignment. However, she had no issues with the development.

Francisco Mella, 2813 Village Creek St, Prosper, Texas, 75078, stated that she looks forward to the development, but had concerns regarding the tree line and the no man's land created at the shared property line.

Mr. Daake, applicant, responded that the applicants are not proposing to encroach on private property and will work with staff regarding the no man's land.

Jim Knight, 322 W Walnut St, Celina, Texas, 75009, said that the applicants will try to preserve the existing tree line by installing a wrought iron fence.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, stated that he had no issues with the Development Agreement. However, he had concerns that the developers were favored in the land swap. Mr. Bainum proposed to add stipulations for no multi-family and to add street lights along the Doe Branch extension.

Mr. Knight responded that the Doe Branch extension will include street lights.

Dusty McAfee, Executive Director of Development Services, mentioned that the Planning & Zoning Commission focuses on land use. He added that the road alignment is not complete and will be addressed by the Developer and City Engineers. He added that it is possible to consider open fencing to maintain the safety and aesthetics of the no man's land. Mr. McAfee stated that the land swapped to the City contains floodplain and adequate usable acreage, and the City plans to develop a large linear park in the future. He reiterated that street lights will be provided along the Doe Branch extension, no multifamily uses were included in the agreement, and no alleys were proposed.

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, Russell Boswell, Michael Dawson, Bryan Poche, Daniel Rojas, Daniel Trigo
NAYES:	None

- B. Conduct a public hearing to consider and act upon a request to zone approximately 6 acres to Community Facilities District (CF) zoning; generally located south of County Road 106 and approximately 3,300 feet east of Preston Road, within the Extraterritorial Jurisdiction (ETJ). (Public Works Administration Office – Zoning)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

Chair Bain asked if this request was an expansion of the Public Works Facility.

Mr. Pollard answered yes and explained the future plans for the Public Works Facility.

The commissioners discussed the item.

Commissioner Dawson motioned to approve the item as proposed.

Commissioner Rojas seconded the motion.

All were in favor, and the motion was approved.

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

- C. Conduct a public hearing to consider and act upon a request to zone approximately 46 acres to Community Facilities District (CF) zoning; generally located north of Frontier Parkway and approximately 400 feet west of Custer Road, within the City Limits & Extraterritorial Jurisdiction (ETJ). (PISD Middle School 8 – Zoning)

Mr. Pollard presented the staff report.

Chair Bain opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, expressed traffic concerns and suggested exploring a connection to Custer Road.

Mr. McAfee responded that per state law, public schools are able to locate anywhere, with or without zoning.

The commissioners discussed the item.

Vice Chair Poche motioned to approve the item as proposed.

Commissioner Dawson seconded the motion.

All were in favor, and the motion was approved.

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

- D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 157 acres of land; generally located north of future J Fred Smith Parkway and approximately 520 feet east of future Celina Parkway, within the City Limits. (G-Bar (Uptown) – Development Agreement)

Ms. Mohan presented the staff report.

Chair Bain opened the public hearing.

Thomas Theurer, 8881 Santa Fe, Celina, Texas, 75009, inquired about the timeline of the development, tree line preservation, possible abandonment of Cox Lane, expressed erosion and floodplain concerns, and asked about the land use.

Jim Knight, 322 W Walnut St, Celina, Texas, 75009, applicant, stated that a Traffic Impact Analysis would be conducted. He mentioned the plan to extend County Road 994 and Celina Parkway. Furthermore, he clarified that the development is intended for single-family use only and is scheduled to commence in approximately one year. Mr. Knight also confirmed that a tree survey will be carried out to ensure the preservation of the tree line.

Commissioner Rojas inquired about the type of fencing proposed to the north of this development.

Mr. Knight responded that wooden fencing is planned to the north.

Mr. Theurer asked if a masonry wall was a possibility in lieu of the wooden fencing.

Mr. Knight responded that a masonry wall would be cost-prohibitive, but that fencing is not yet finalized.

Chair Bain and Commissioner Rojas had concerns regarding drainage.

Mr. McAfee responded that drainage would be handled during review and regulations would govern.

The commissioners discussed the item.

Commissioner Boswell motioned to approve the item as proposed.

Commissioner Dawson seconded the motion.

All were in favor, and the motion was approved.

RESULT:	PASSED
MOVER:	Russell Boswell, Commissioner
SECONDER:	Michael Dawson, Commissioner
AYES:	Shawn Bain, Russell Boswell, Michael Dawson, Bryan Poche, Daniel Rojas, Daniel

	Trigo
NAYES:	None

- E. Conduct a public hearing to consider and act upon a request to amend the City’s Code of Ordinances, by amending Chapter 14: Zoning, Article 14.01: Administration and 14.03: Use Regulations, to modify batch plant regulations. (Batch Plants Zoning Ordinance Revision - Text Amendment)

Mr. McAfee 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.
Vice Chair Poche motioned to approve the item as proposed.
Commissioner Dawson seconded the motion.
All were in favor, and the motion was approved.

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

- V. **ADJOURNMENT:**
Chair Bain adjourned the meeting at 6:22 p.m.

Chair

Ex Officio

Date



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Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan, Planning Director
CC: Dusty McAfee, Director of Development Services
Date: August 15, 2024
Re: 502 N. Illinois - Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 3 acres to Downtown Code (The Bricks) zoning; generally located approximately 300 feet north of Maple Street, and approximately 875 feet east of Florida Drive, within the City Limits. (502 N. Illinois – Rezoning)

Background Information:

This request is to rezone approximately 3 acres from Old-Town Residential District (OT-R) to the Downtown Code (The Bricks) zoning. 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.

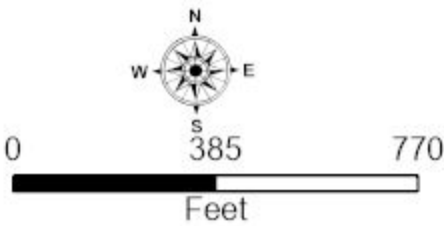


Legend

- Parcels
- Roads
- City Limits
- Subject Property

**502 N Illinois
Location Map
City of Celina**

7/25/2024



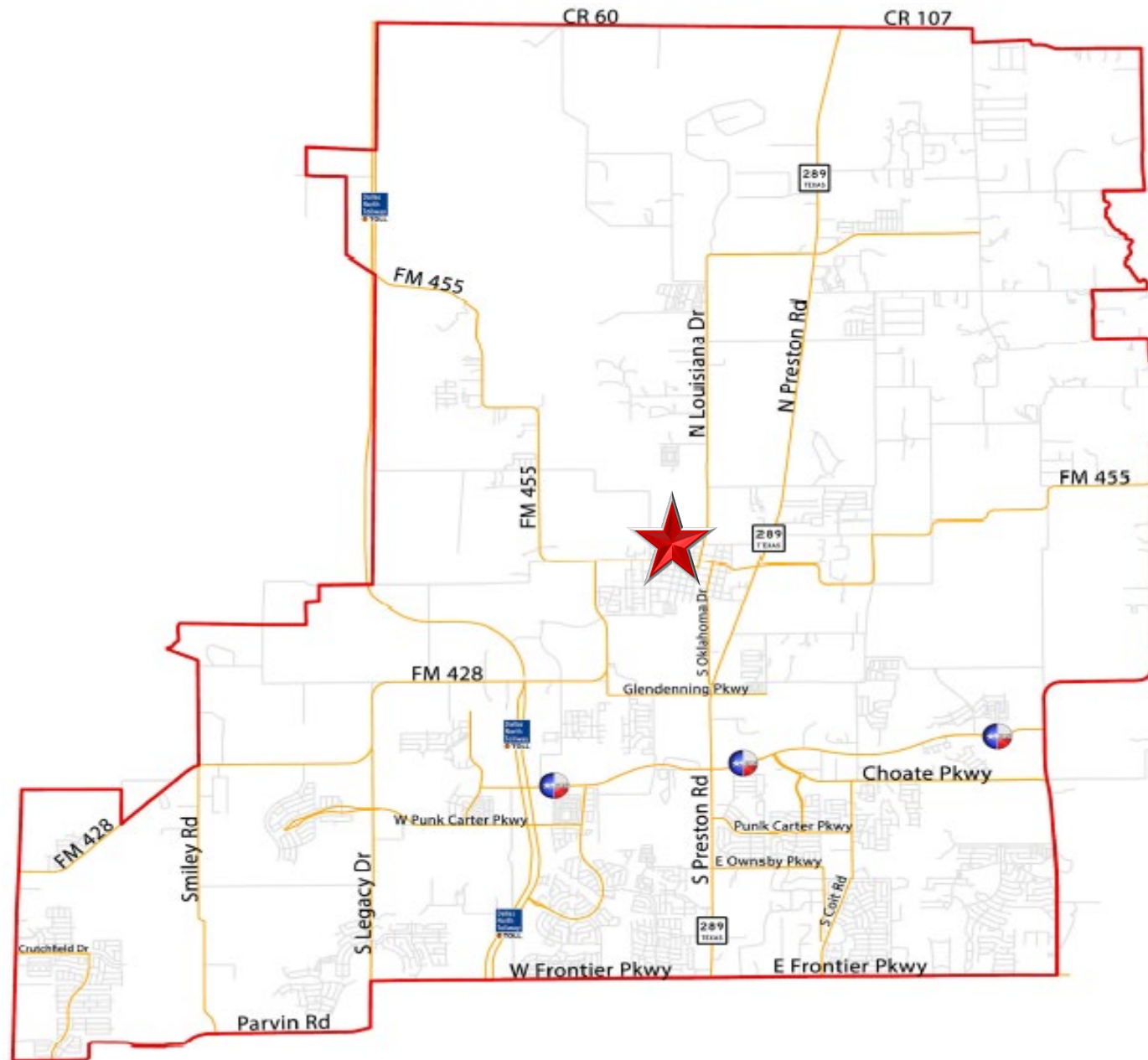
502 N. ILLINOIS

Rezoning

Planning & Zoning Commission

August 15, 2024







LOCATION MAP

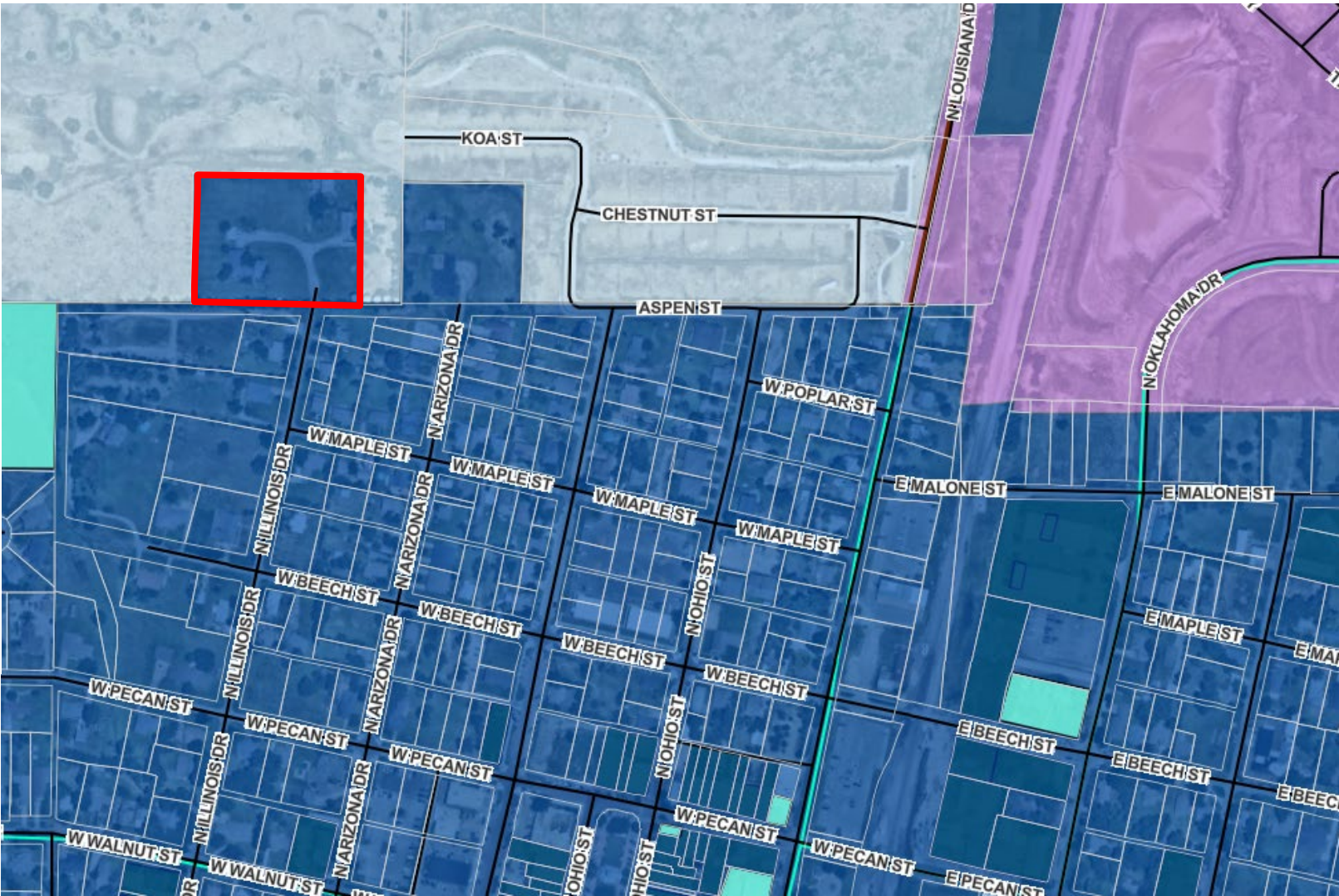
The subject property is generally located at the northern terminus of Illinois Street

BACKGROUND

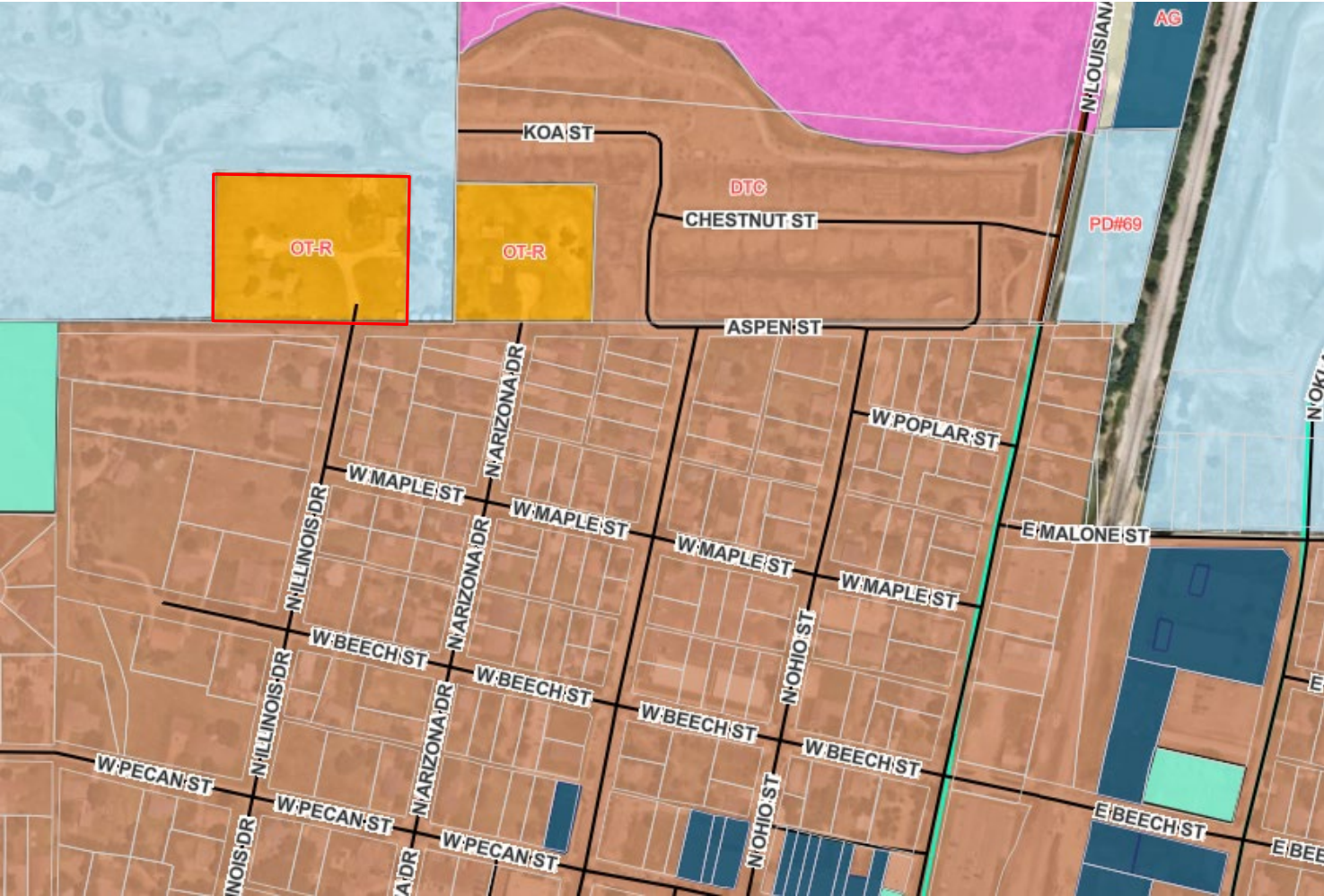
- The subject property is approximately 3 acres and within the City Limits, currently zoned Old-Town Residential District (OT-R)
- OT-R is an obsolete zoning district that only allows for single-family residential land uses
- The applicant is proposing a base zoning of Downtown Code (The Bricks)

FUTURE LAND USE PLAN

- Regional Mixed-use 1
- Regional Mixed-use 2
- Community Mixed-use Center
- Preston Road Corridor
- Industry Commerce
- Downtown
- Connected Core
- Scenic Stewardship
- AgriLife



EXISTING ZONING



POLICY CONSIDERATIONS

- The Future Land Use Plan (FLUP) designated the subject property as being part of the Downtown Character District (2021)
- When the Downtown Code was approved, the subject property was not included in the rezoning, preserving its OT-R zoning
- Although there are no immediate plans to develop the property, it is unlikely to develop in conformance with the OT-R zoning
- State law requires cities to zone property in conformance with the FLUP

RECOMMENDATION

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



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Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Madhuri Mohan, Planning Director
Date: August 15, 2024
Re: Willard Cattle (Oklahoma) - PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 66 acres to a Planned Development (PD) with Mixed-Use District (MU) base zoning, and modified development standards; generally located at the northwest corner of Oklahoma Drive and Glendenning Parkway, within the City Limits. (Willard Cattle – PD Zoning)

Background Information:

This request is to zone approximately 66 acres to a Planned Development (PD) with Mixed-Use District (MU) base zoning, and modified development standards. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

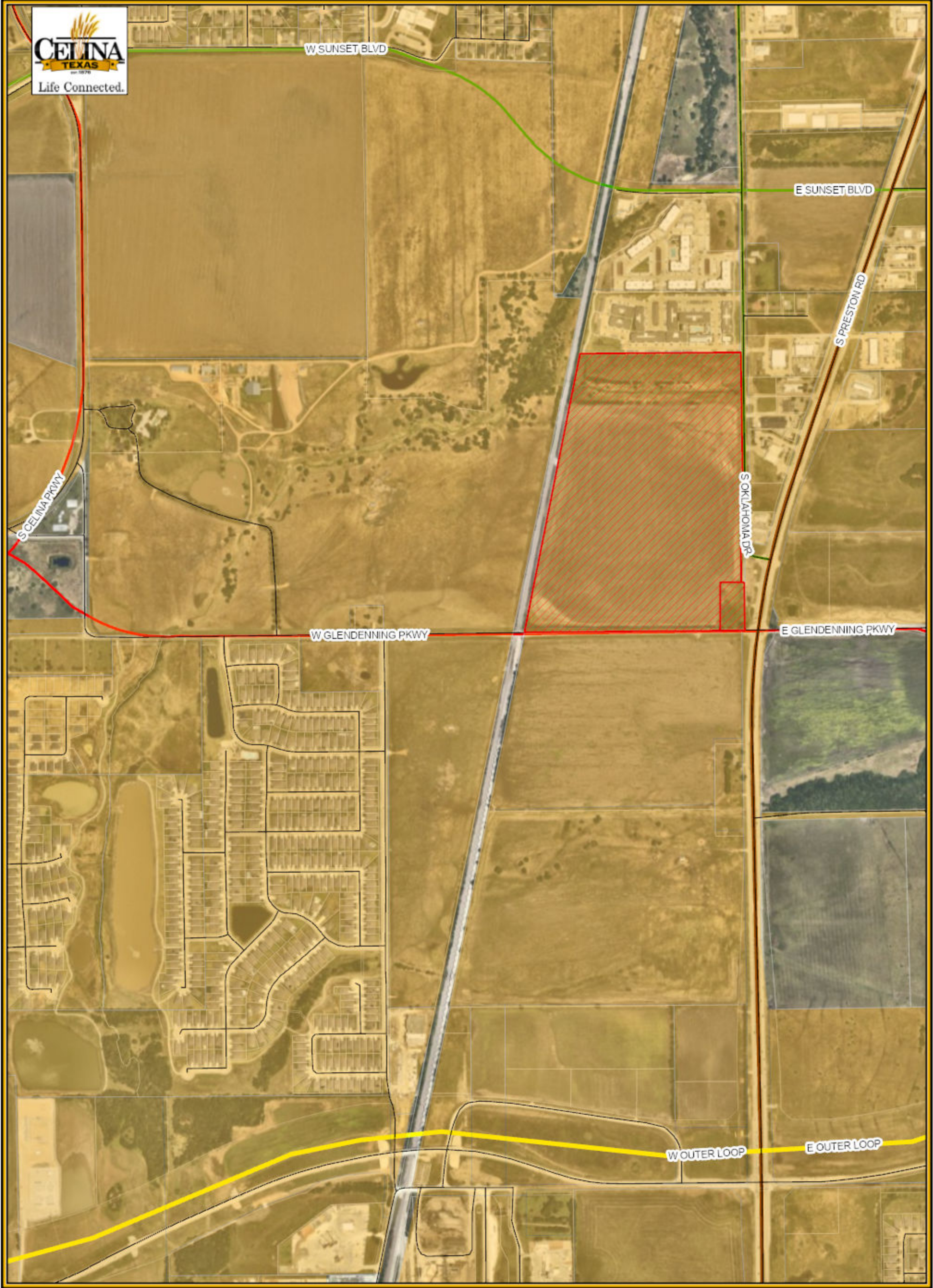
1. Location Map
2. Staff Presentation
3. Draft Development Standards

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.



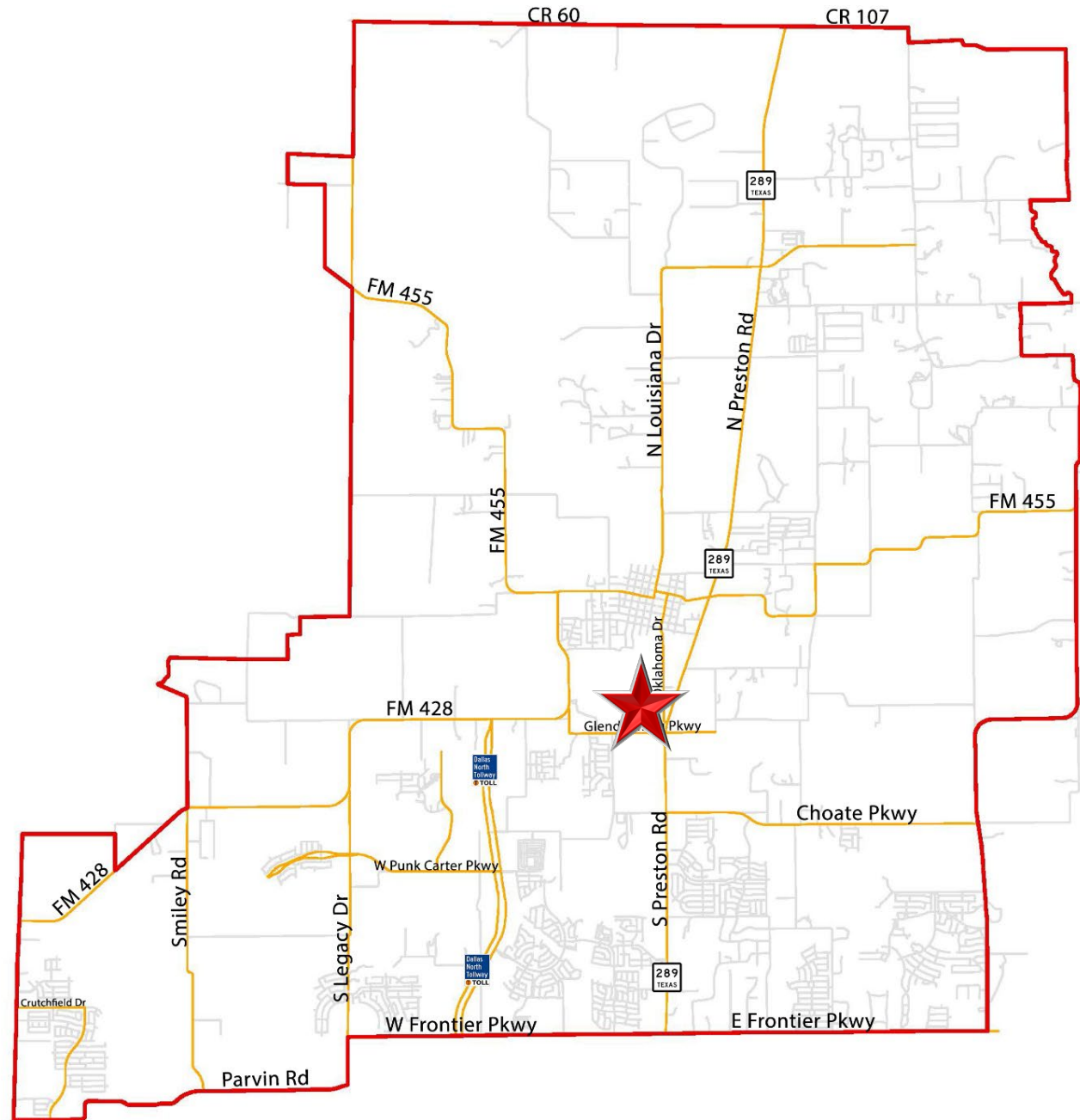
Legend - Subject Property - City Limits - Roads - Parcels	Willard Cattle - PD Zoning Location Map City of Celina 6/26/2024	 0 500 1,000 Feet
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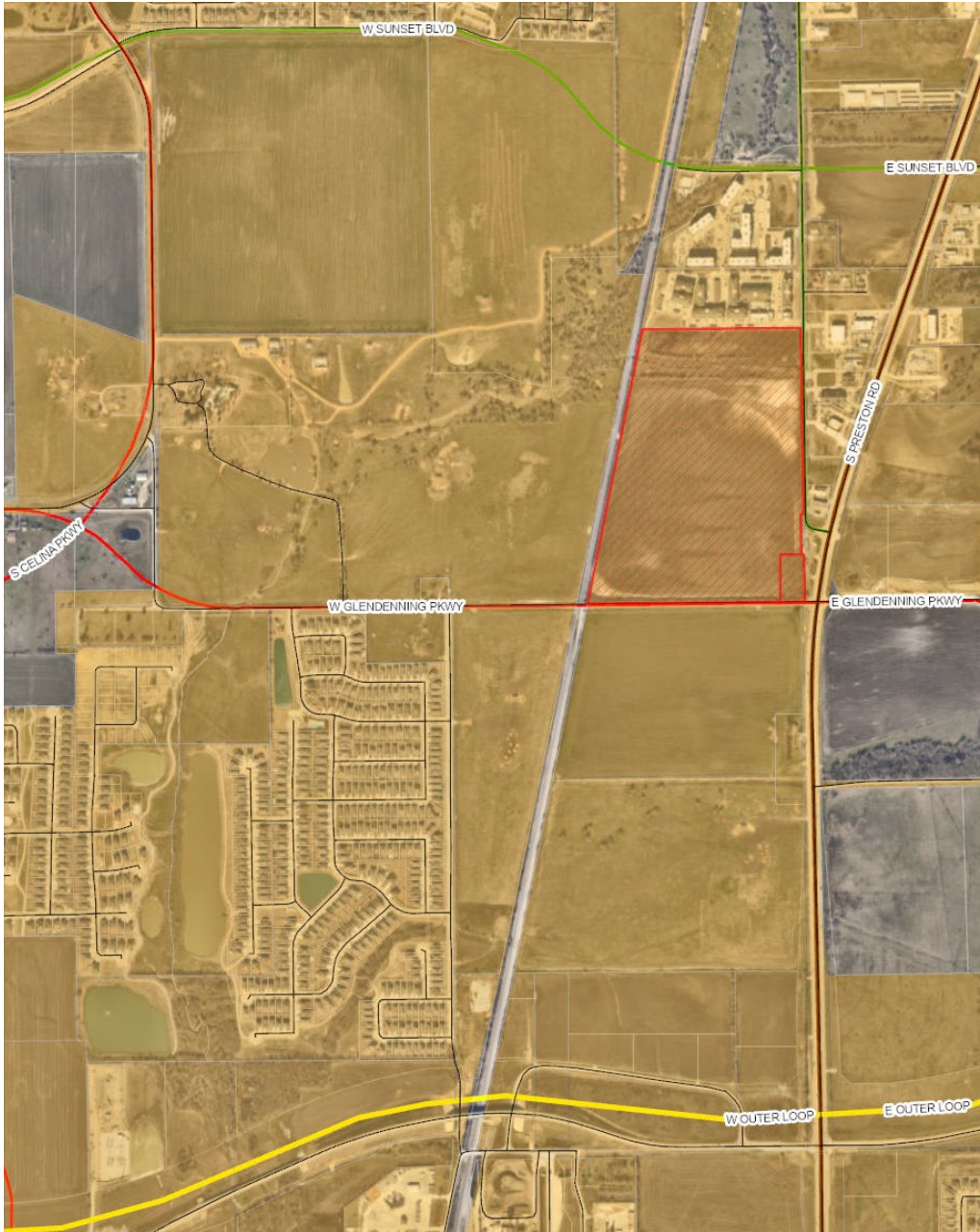
WILLARD CATTLE

Planned Development

Planning & Zoning Commission
August 15, 2024







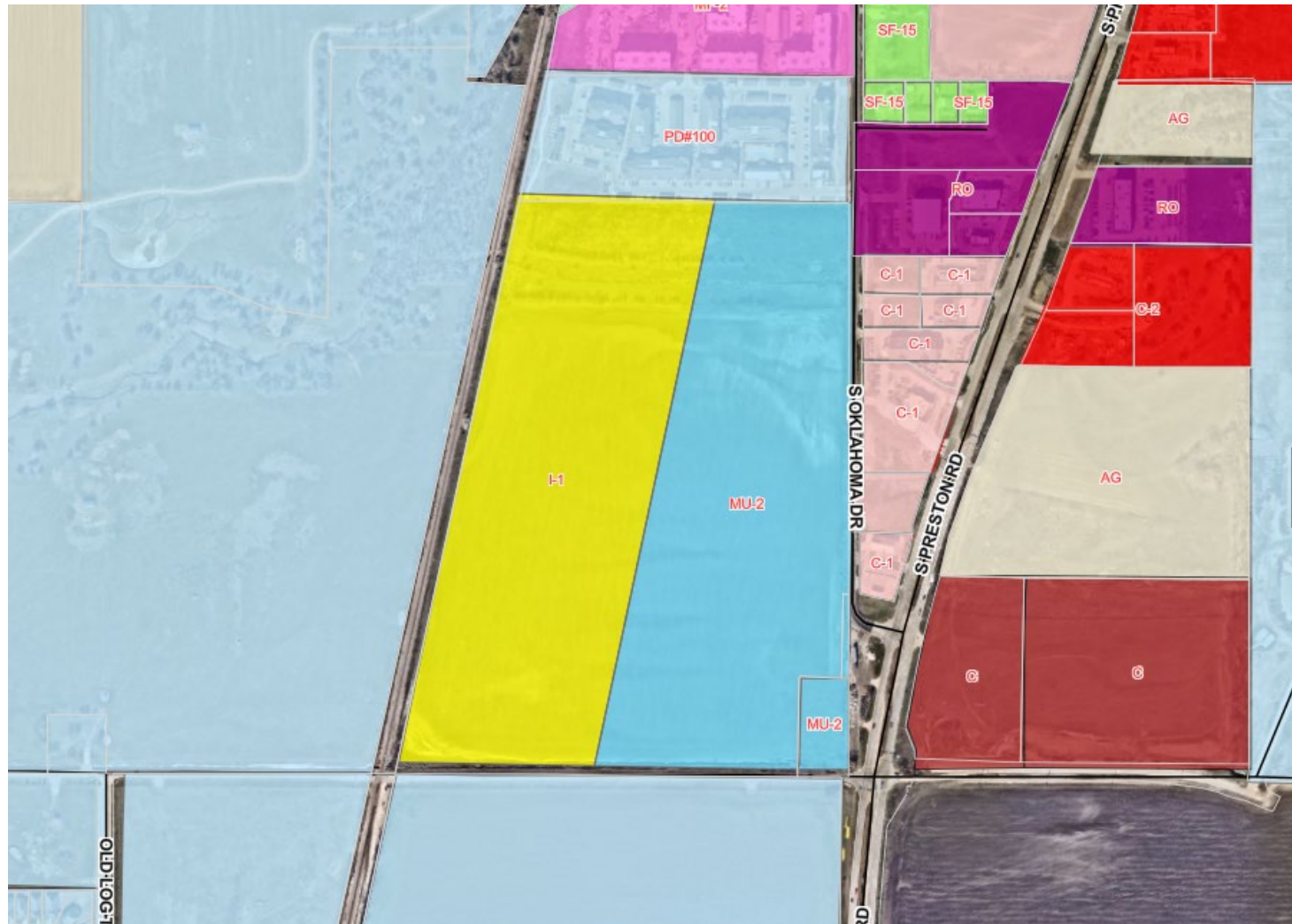
LOCATION MAP

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)
- A Development Agreement was approved by the City Council in June 2024 that outlined the realignment of Oklahoma Drive through the subject property and shifted the Land Use entitlements accordingly
- The applicant's request is to zone the property to a Planned Development (PD) that conforms to the approved Development Agreement

CURRENT ZONING

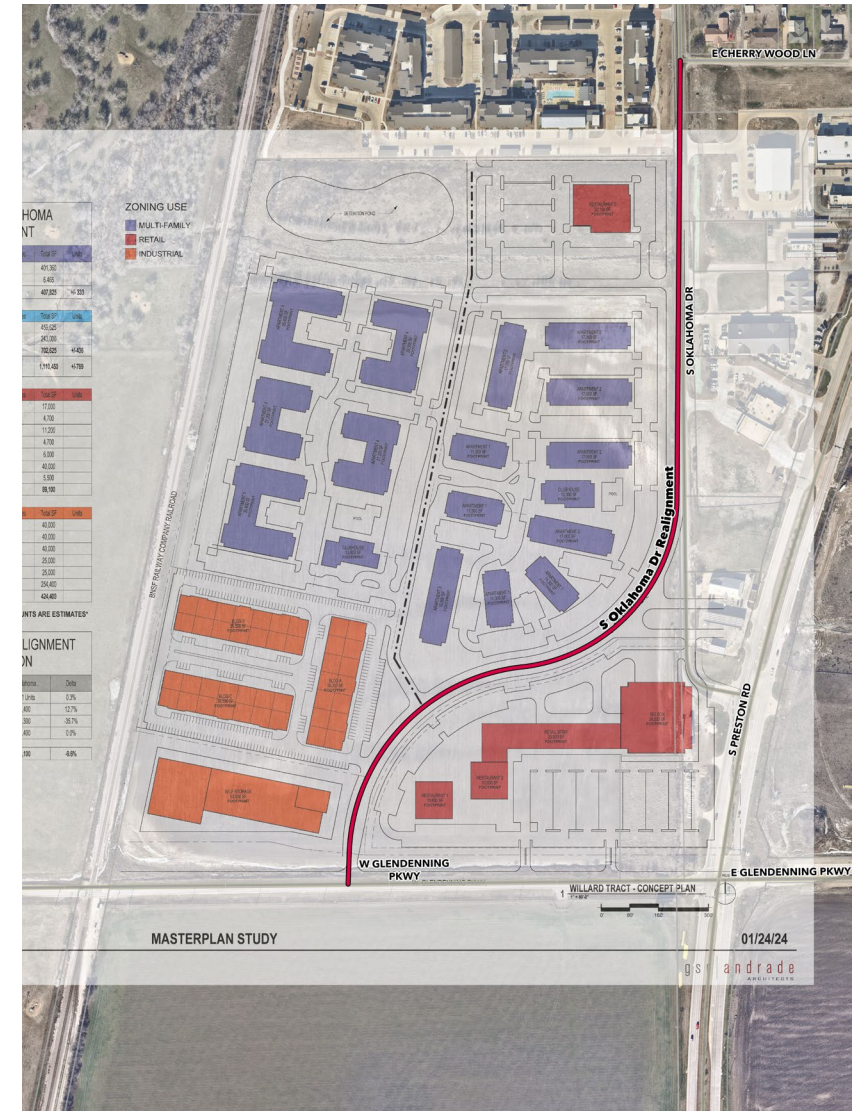


PROJECT OVERVIEW

- The request is for a Planned Development with a base of Mixed-Use, per the approved Development Agreement
- The following uses are permitted by right:
 - MF-0: Max. 225 units
 - MF-2: Max. 400 units
 - Multi-Story, climate-controlled self-storage facility (one)
 - Gas station (one)
 - Flex (commercial, office, retail, and/or light industrial)

8

 MULTI-FAMILY
 RETAIL
 INDUSTRIAL



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

- The request is in conformance with the previously approved Development Agreement
- The realignment of Oklahoma Drive is critical to traffic mobility for the area
- The proposed land uses are comparable to the existing entitlements and decrease the allowed density on the subject property, per the governing DA

RECOMMENDATION

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

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: Madhuri Mohan, Planning Director
CC: Dusty McAfee, Director of Development Services
Date: August 15, 2024
Re: LMR Tract – PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 75 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located at the northeast corner of future Legacy Drive and Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (LMR Tract – PD Zoning)

Background Information:

This request is to zone approximately 75 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A) & Commercial, Office & Retail District (C), in conformance with the governing Development Agreement. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

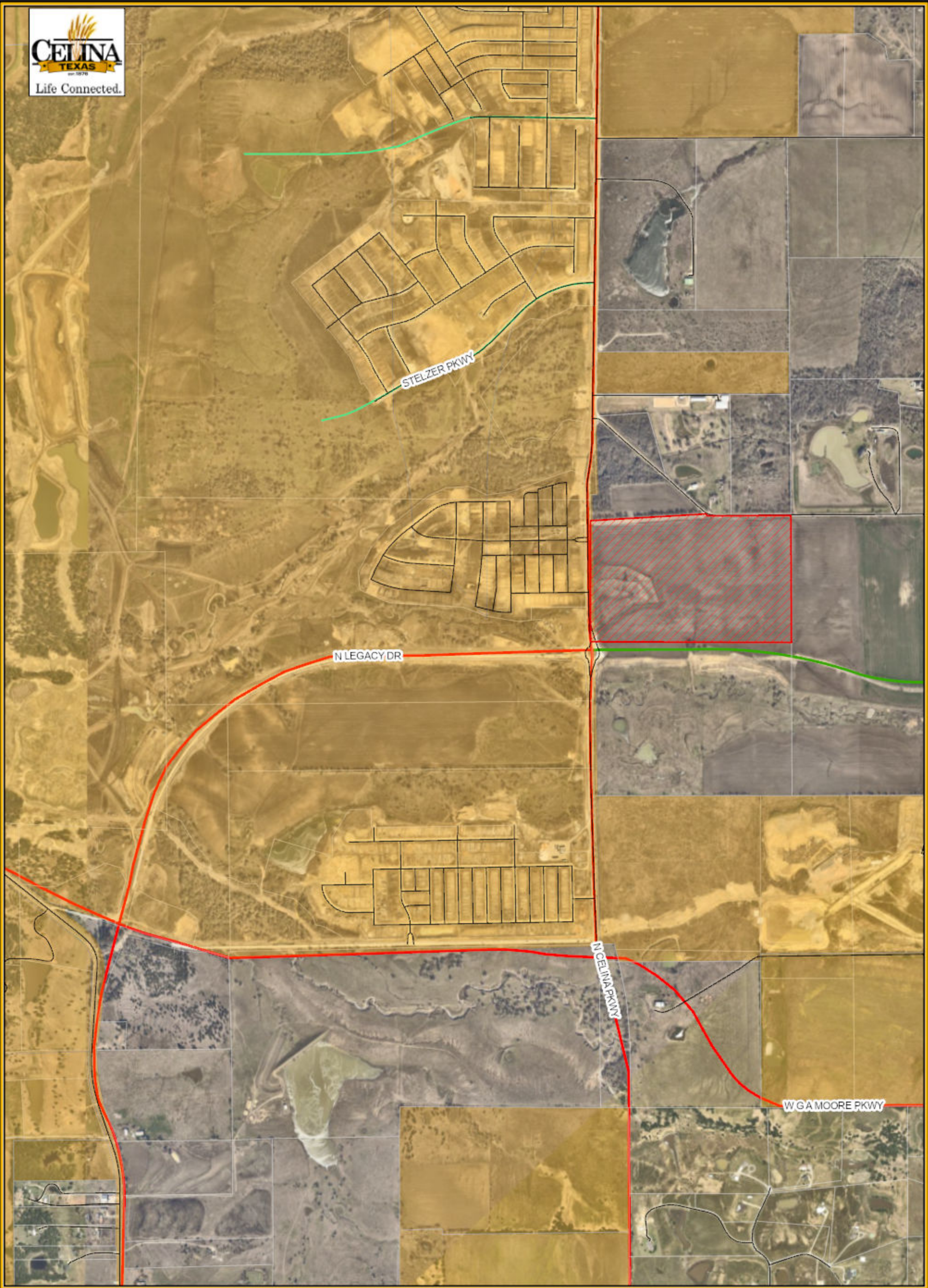
1. Location Map
2. Staff Presentation
3. Draft Development Standards

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

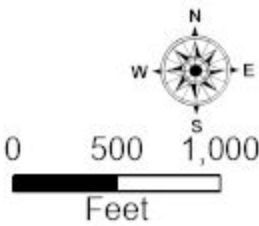


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

LMR Tract Location Map
City of Celina

7/25/2024

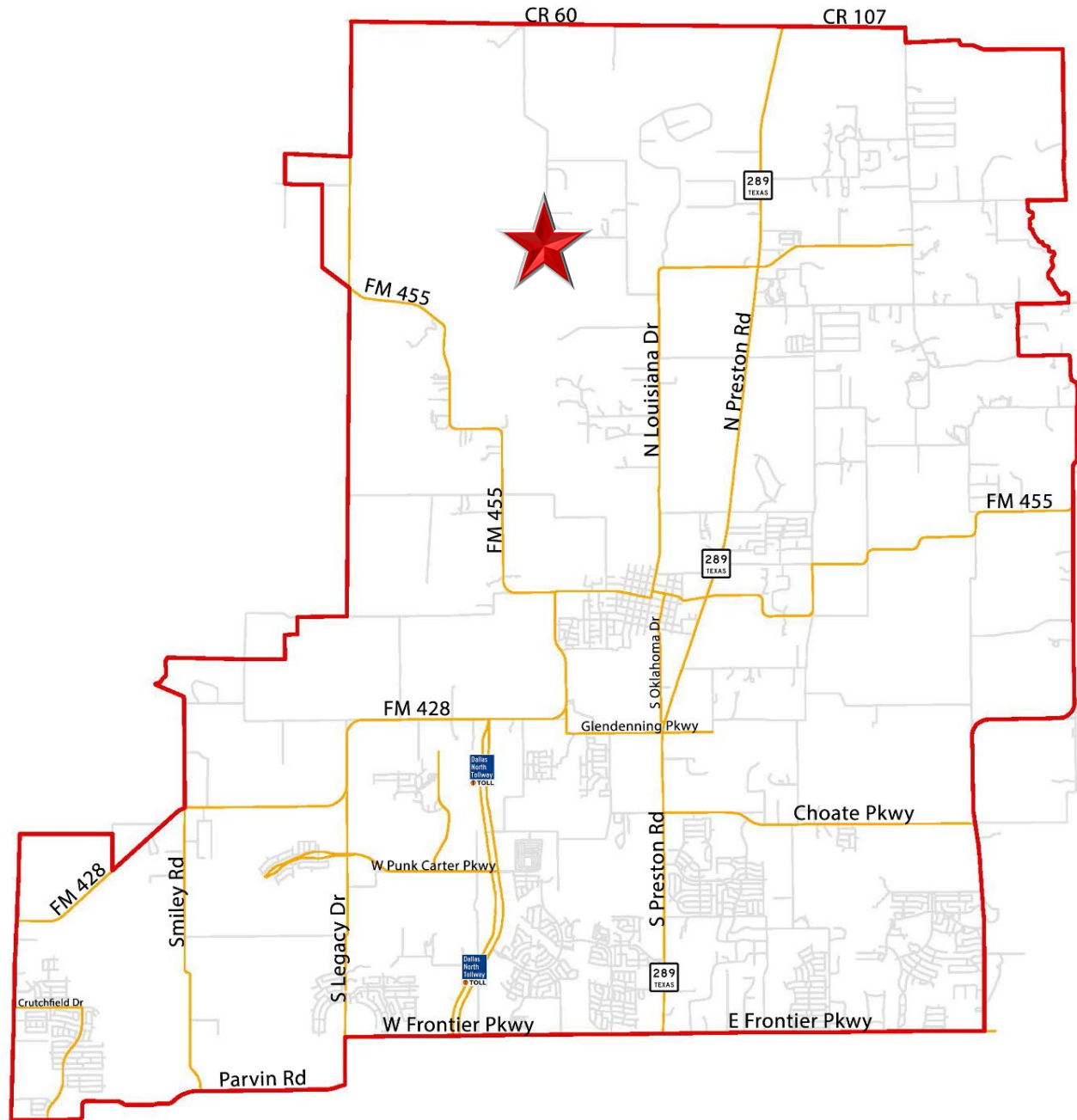


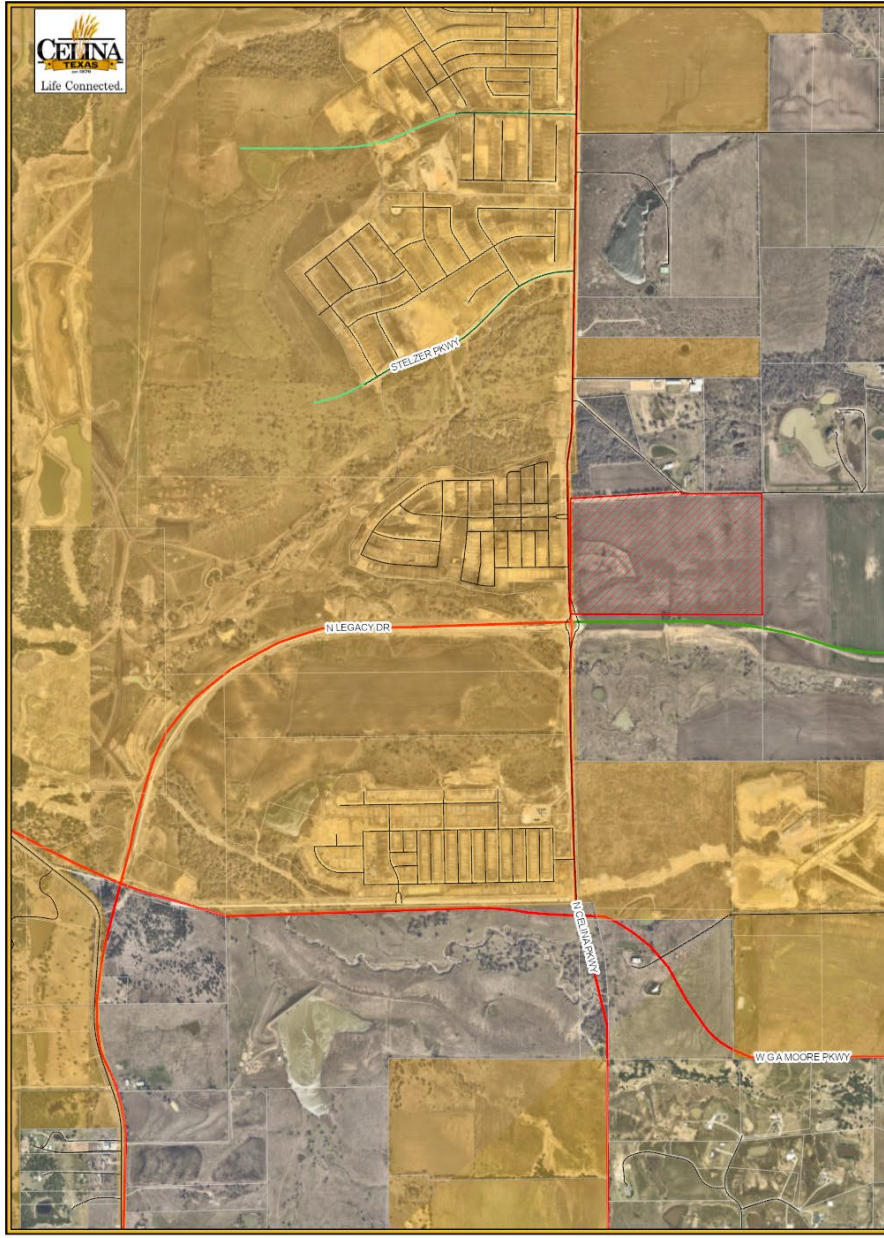
LMR 75

Planned Development

Planning & Zoning Commission
August 15, 2024







LOCATION MAP

The subject property is generally located at the northeast corner of future Legacy Drive and Celina Parkway

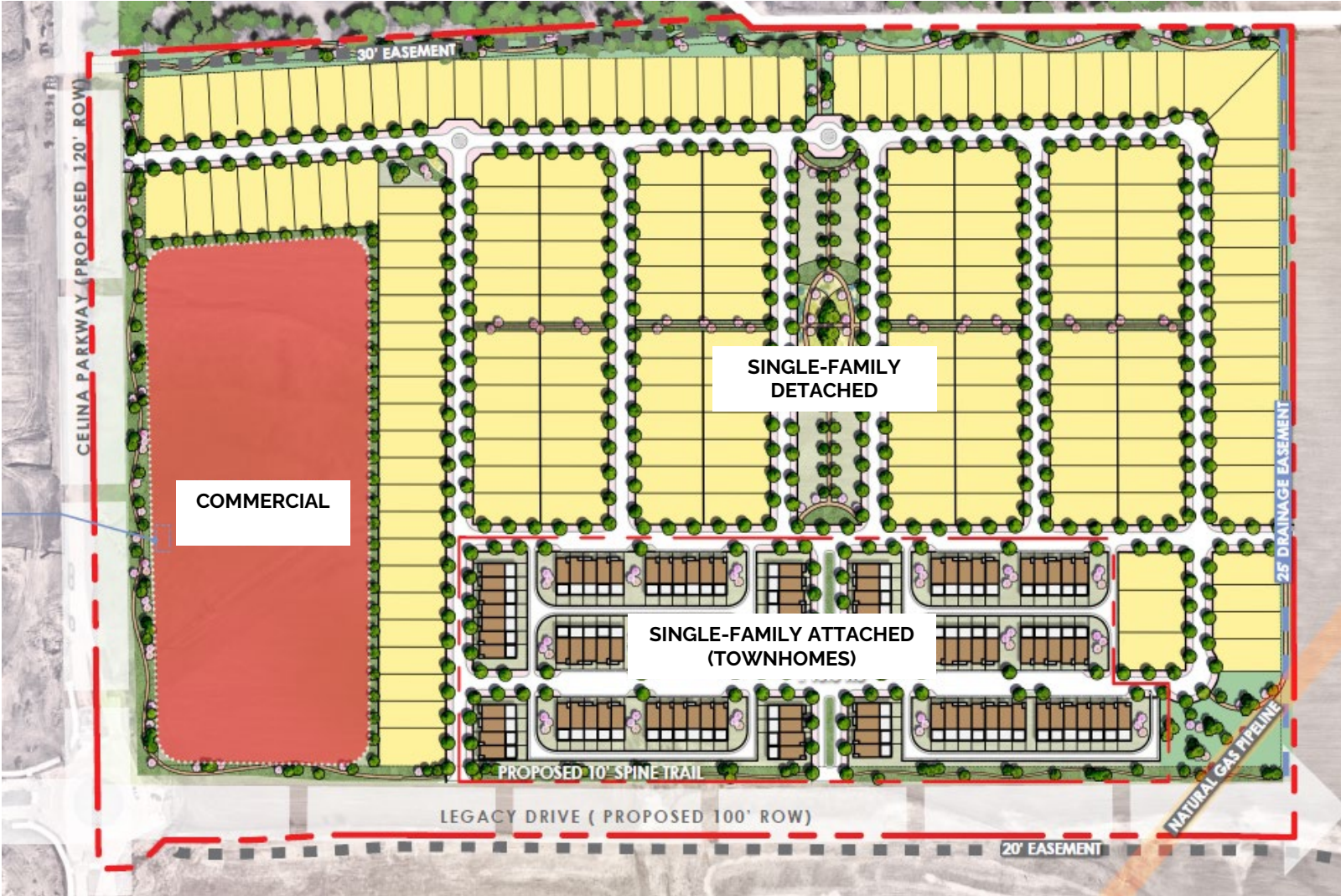
BACKGROUND

- The subject property is approximately 75 acres and within the Extraterritorial Jurisdiction (ETJ)
- A Development Agreement, which outlined the future annexation and zoning, was approved by the City Council in February 2021 that allows for Mixed-Use (MU) on the subject property
- The applicant's request is to zone the property to a Planned Development District with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, as permitted in the approved Development Agreement

PROJECT OVERVIEW

- The request is for a Planned Development with a mix of uses, as allowed by the governing Development Agreement
- The following uses and acreages are proposed:
 - Single-Family Detached – approximately 193 lots (50' wide and no alleys)
 - Single-Family Attached (Townhomes) – approximately 100 units
 - Commercial – approximately 10 acres

CONCEPT PLAN



POLICY CONSIDERATIONS

- The associated annexation and zoning brings 75 acres into the City Limits
- Modern design standards and conformance with the NVB will apply
- The request is in conformance with the previously approved Development Agreement
- No Multi-Family is proposed

RECOMMENDATION

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

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 a base zoning of Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, with the following modified regulations:

1. The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of major thoroughfares and zoning classifications, all of which can be adjusted for pragmatic purposes at time of permitting. Such modifications shall not be unreasonably withheld but are subject to review and approval by the Director of Development Services. Nothing on the Concept Plan precludes the administration of Engineering requirements, such as detention, right-of-way dedication, or any other design regulation.
2. Rear entry alley-loaded garages shall not be required, and front-loading garages are allowed, only for the Single-Family Residential, Detached District (SF-R) portion.
3. The minimum percentage of lot sizes may be as shown on the Concept Plan, and a 10' variation in between lot sizes is not required.
4. Conformance with the Neighborhood Vision Book is required.