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PLANNING AND ZONING COMMISSION REGULAR MEETING

CELINA COUNCIL CHAMBERS

112 N. COLORADO ST.

THURSDAY, SEPTEMBER 19, 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. Capital Improvements Advisory Committee (CIAC) for Roadway Impact Fee Update
- 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 August 19, 2024, Planning & Zoning Commission meeting.
- IV. **PUBLIC HEARING/ACTION:**
 - A. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for an Auto Repair, Minor use on approximately 1 acre; generally located west of Preston Road and approximately 400 feet north of Frontier Parkway, within the City Limits. (Take 5 Oil Change – Specific Use Permit)
 - B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 34 acres of land; generally located at the southeast corner of Preston Road and GA Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Ramble Expansion – Development Agreement)
 - C. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 2 acres of land; generally located north of future O'Brien Drive and approximately 1,300 feet east of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Masonic Lodge (Property ID 2041418) – Development Agreement)
 - D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 131 acres of land; generally located at the southeast corner of GA Moore Parkway and Louisiana Drive, within the Extraterritorial Jurisdiction (ETJ). (Willard Tract (Louisiana) – Development Agreement)

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



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**PLANNING AND ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, AUGUST 15, 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	Present
Daniel Rojas	Planning & Zoning Commission	Commissioner	Absent
Daniel Trigo	Planning & Zoning Commission	Commissioner	Present

II. WORKSESSION:

The Planning & Zoning Commission held 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. Reconvened Into Council Chambers.

A. Annual CIP Presentation

Andy Glasgow, Director of Engineering, delivered a presentation on ongoing and upcoming Capital Improvement Projects.

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.

RESULT: Passed

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

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)

Madhuri Mohan, Planning Director, presented the staff report.

Chair Bain opened the public hearing.

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

The commissioners discussed the item.

Vice Chair Poche motioned to approve the item as proposed.

Commissioner Upchurch seconded the motion.

All were in favor, and the motion was approved.

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

- 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)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

Commissioner Trigo asked if the Planned Development would waive the requirement for a Specific Use Permit for some of the uses listed.

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 Boswell seconded the motion.

The motion was approved 5-1, with Commissioner Trigo being the dissenting vote.

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

- 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)

Mrs. Mohan presented the staff report.

Chair Bain opened the public hearing.

Commissioner Upchurch asked if the concept plan would be attached to the final ordinance.

Mrs. Mohan responded that the concept plan will be attached to ensure that there is no multifamily

proposed in the future.
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 Upchurch seconded the motion.
All were in favor, and the motion was approved.

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

- V.
- ADJOURNMENT:**
The Chair adjourned the meeting at 6:00 p.m.

Chair

Ex Officio

Date



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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: September 19, 2024
Re: Take 5 Oil Change - SUP

Action Requested:

Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for an Auto Repair, Minor use on approximately 1 acre; generally located west of Preston Road and approximately 400 feet north of Frontier Parkway, within the City Limits. (Take 5 Oil Change – Specific Use Permit)

Background Information:

This request is for a Specific Use Permit on approximately one acre of land for a minor auto repair use. The governing Planned Development (PD #67) requires “Auto Repair, Minor” uses to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in the Commercial, Office, & Retail District (C) and Preston Road Overlay (PRO). 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.

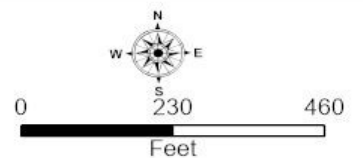


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

Take 5 Oil Change - SUP Location Map City of Celina

7/25/2024

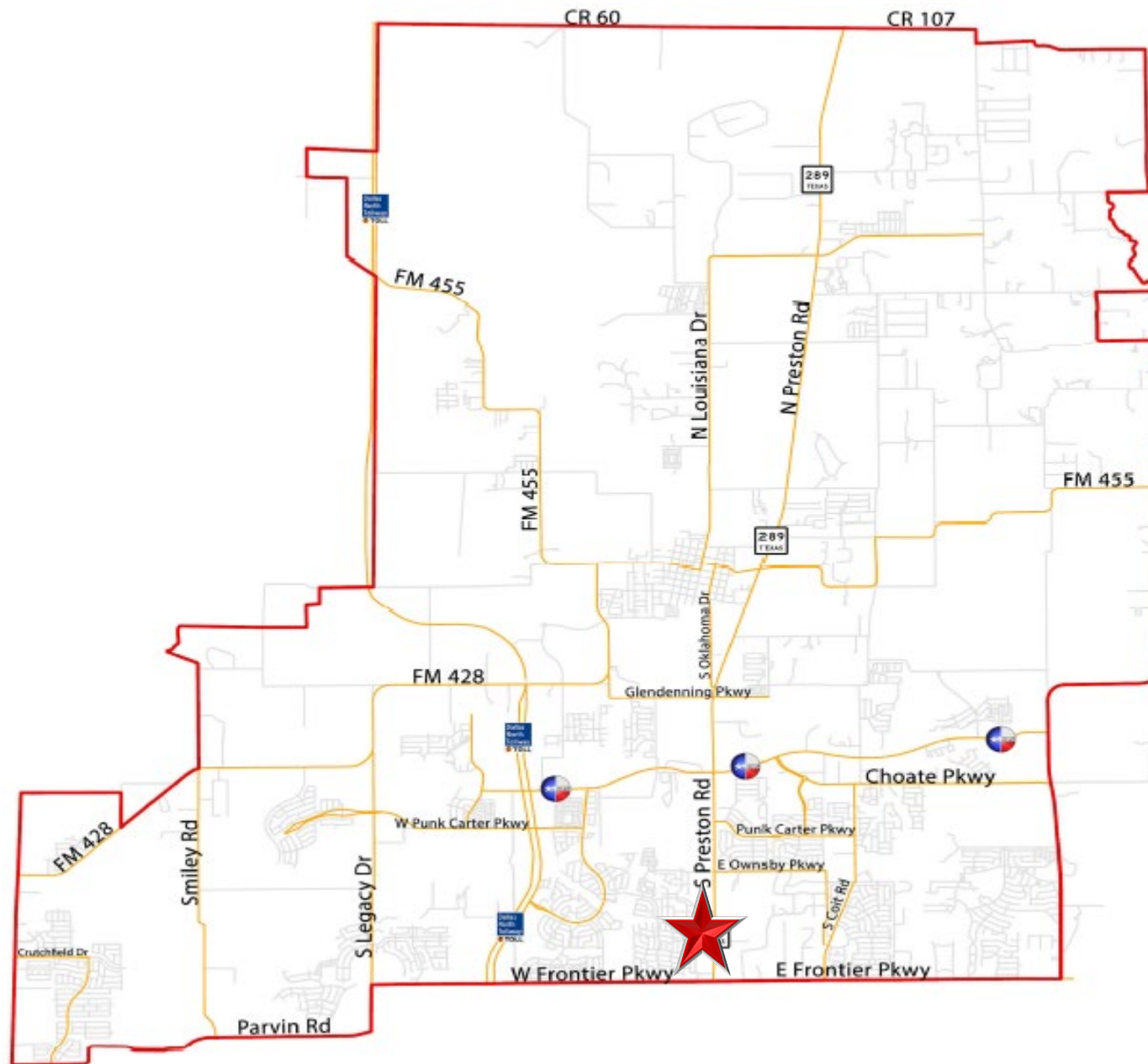


TAKE 5 OIL CHANGE

Specific Use Permit

Planning & Zoning Commission
September 19, 2024







LOCATION MAP

The subject property is generally located west of Preston Road and approximately 400 feet north of Frontier Parkway

BACKGROUND

- The subject property is approximately 1 acre
- The applicant desires to operate a Minor Auto Repair facility
- The governing Planned Development (PD #67) requires “Auto Repair, Minor” uses to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in the Commercial, Office, & Retail District (C) and Preston Road Overlay (PRO)

SUP OVERVIEW

- The purpose of the SUP requirement is to determine the appropriateness of a proposal for the subject property
- The City has broad discretionary approval of the requested SUP
- Important to note, Minor Auto Repair is an allowed land use in the City's base commercial zoning district (i.e. only the PD requires the SUP)

CONCEPTUAL ELEVATIONS



EXTERIOR ELEVATION

1/4" = 1'-0"

4



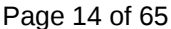
EXTERIOR ELEVATION

1/4" = 1'-0"

3



7



POLICY CONSIDERATIONS

- This SUP would allow for the operation of a Minor Auto Repair store
- Modern design standards ensure an attractive development
- Minor Auto Repair is allowed by right in the base commercial zoning district
- The proposed facility will generate sales tax and ad valorem revenue
- The request does not seem out of character for the corner
- The proposed facility provides needed neighborhood services

RECOMMENDATION

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



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Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Victoria Kiker, Senior Planner
CC: Madhuri Mohan, Planning Director
Date: September 19, 2024
Re: Ramble Expansion - DA

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 34 acres of land; generally located at the southeast corner of Preston Road and GA Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Ramble Expansion – Development Agreement)

Background Information:

This request is for a Development Agreement on approximately 34 acres of land. The applicant proposes to integrate two properties (a 2-acre tract and a 32-acre tract) within the overall Ramble master-planned community. Please refer to the attached documents for further information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

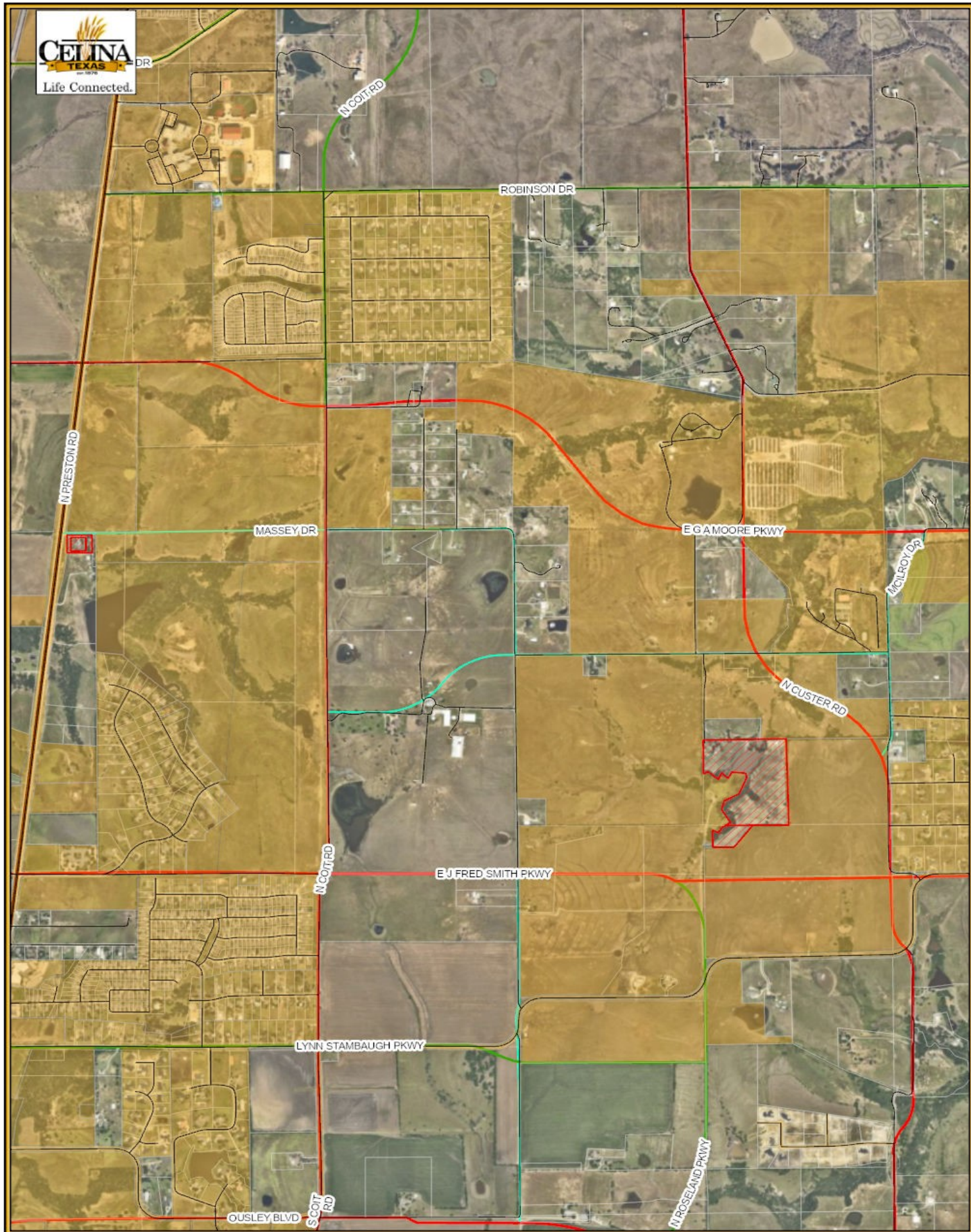
1. Location Map
2. Staff Presentation
3. Draft Development Regulations

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

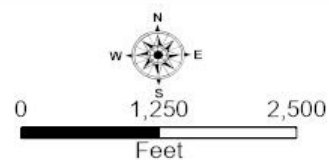


Legend

- Parcels
- Roads
- City Limits
- Subject Property

Ramble Expansion Location Map City of Celina

8/28/2024

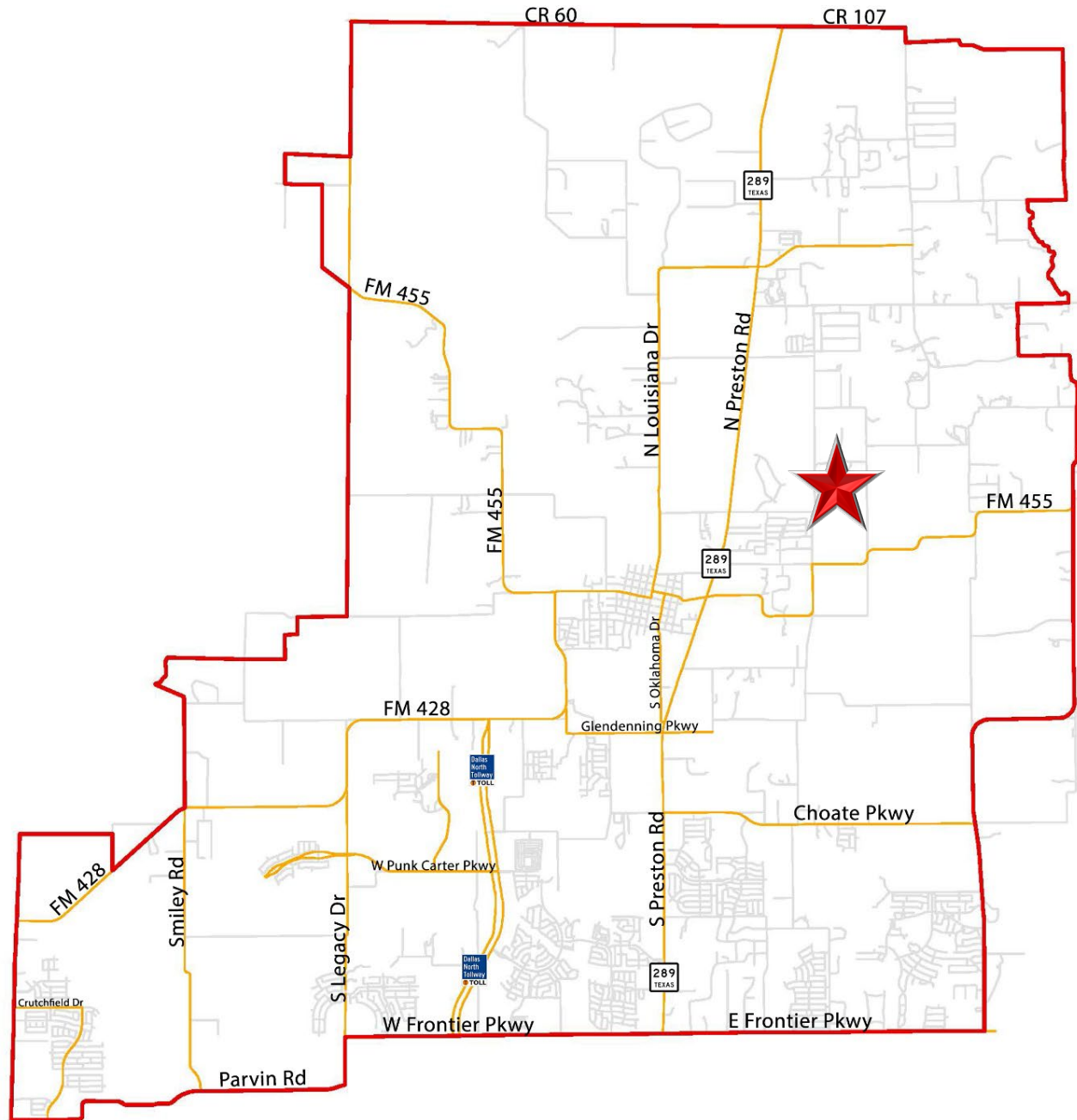


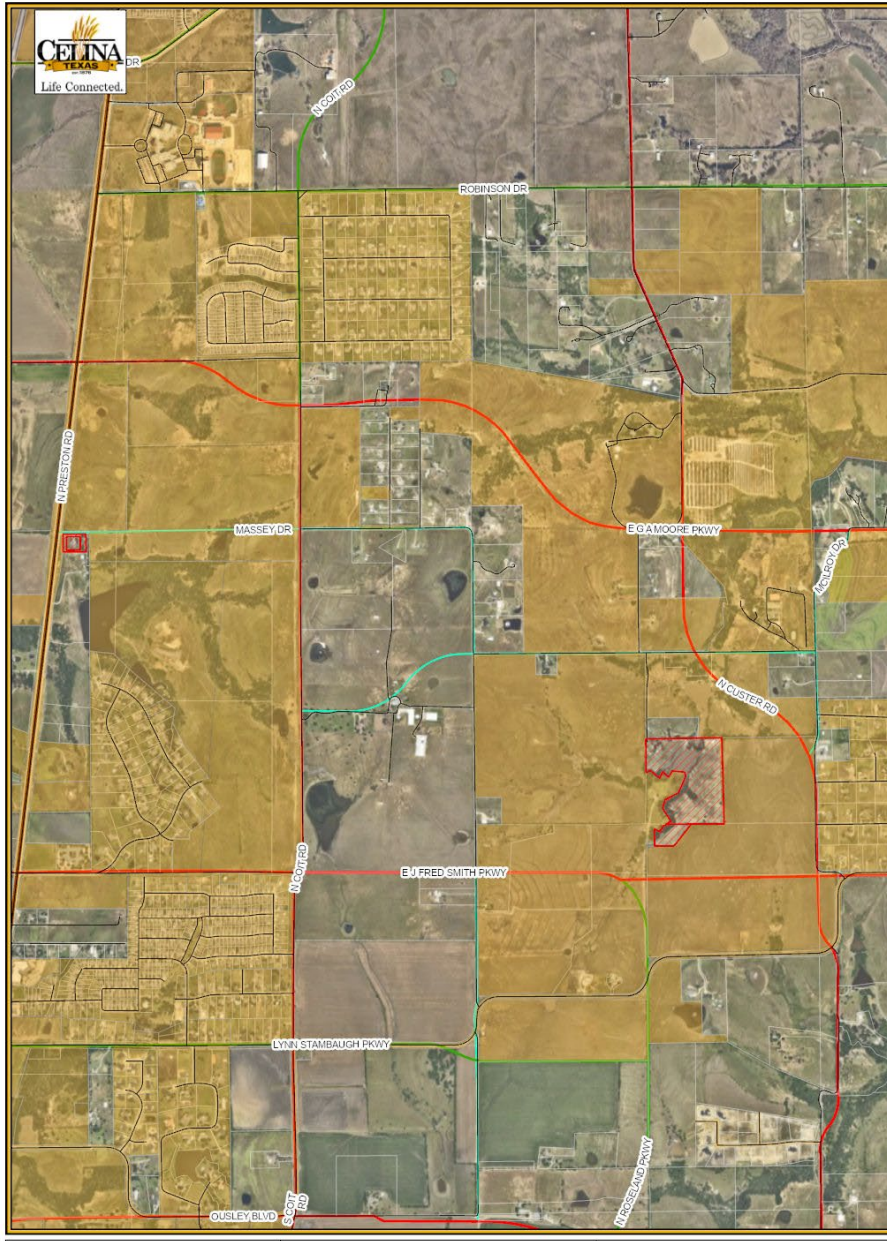
RAMBLE EXPANSION

Development Agreement

Planning & Zoning Commission
September 19, 2024







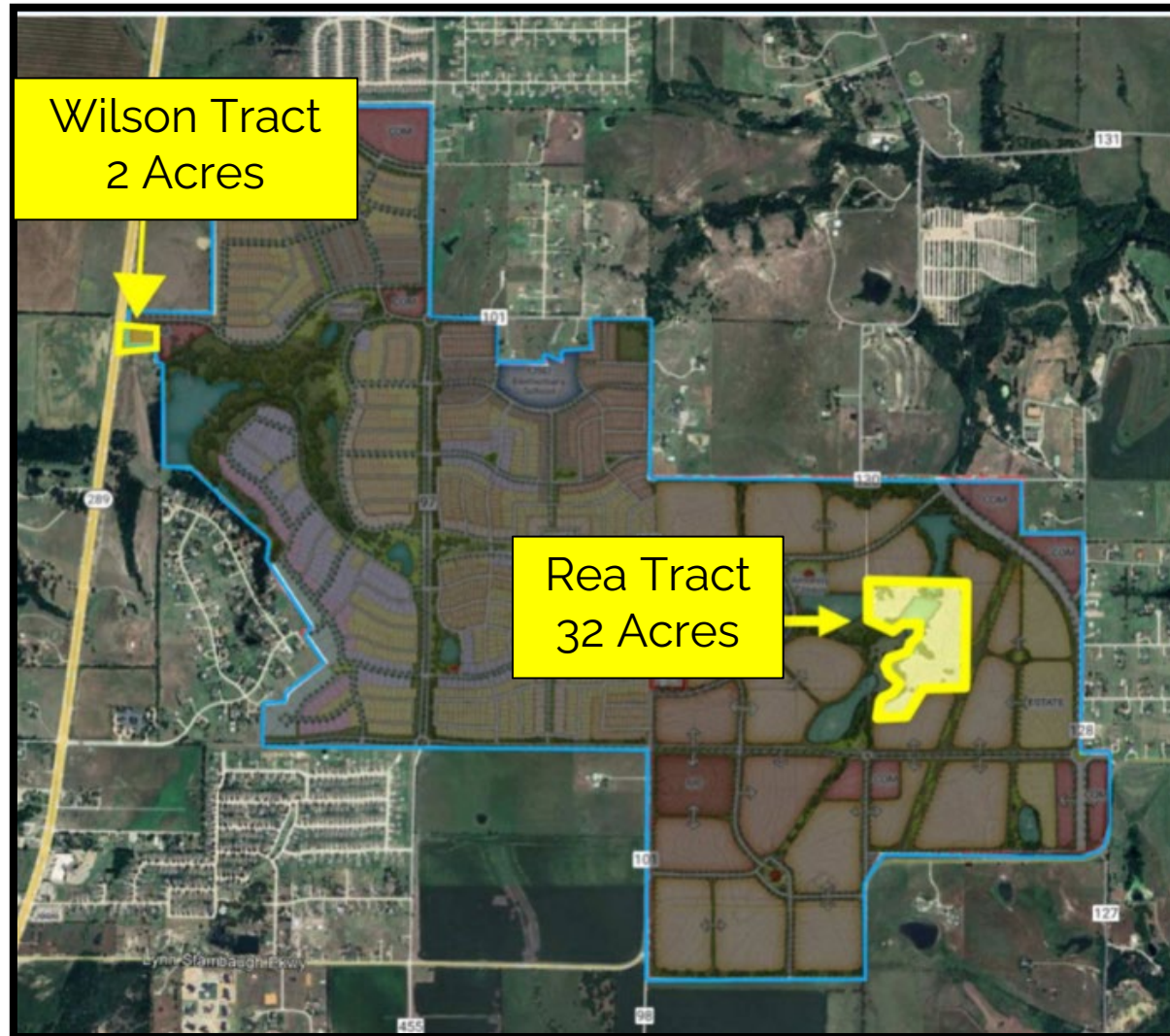
LOCATION MAP

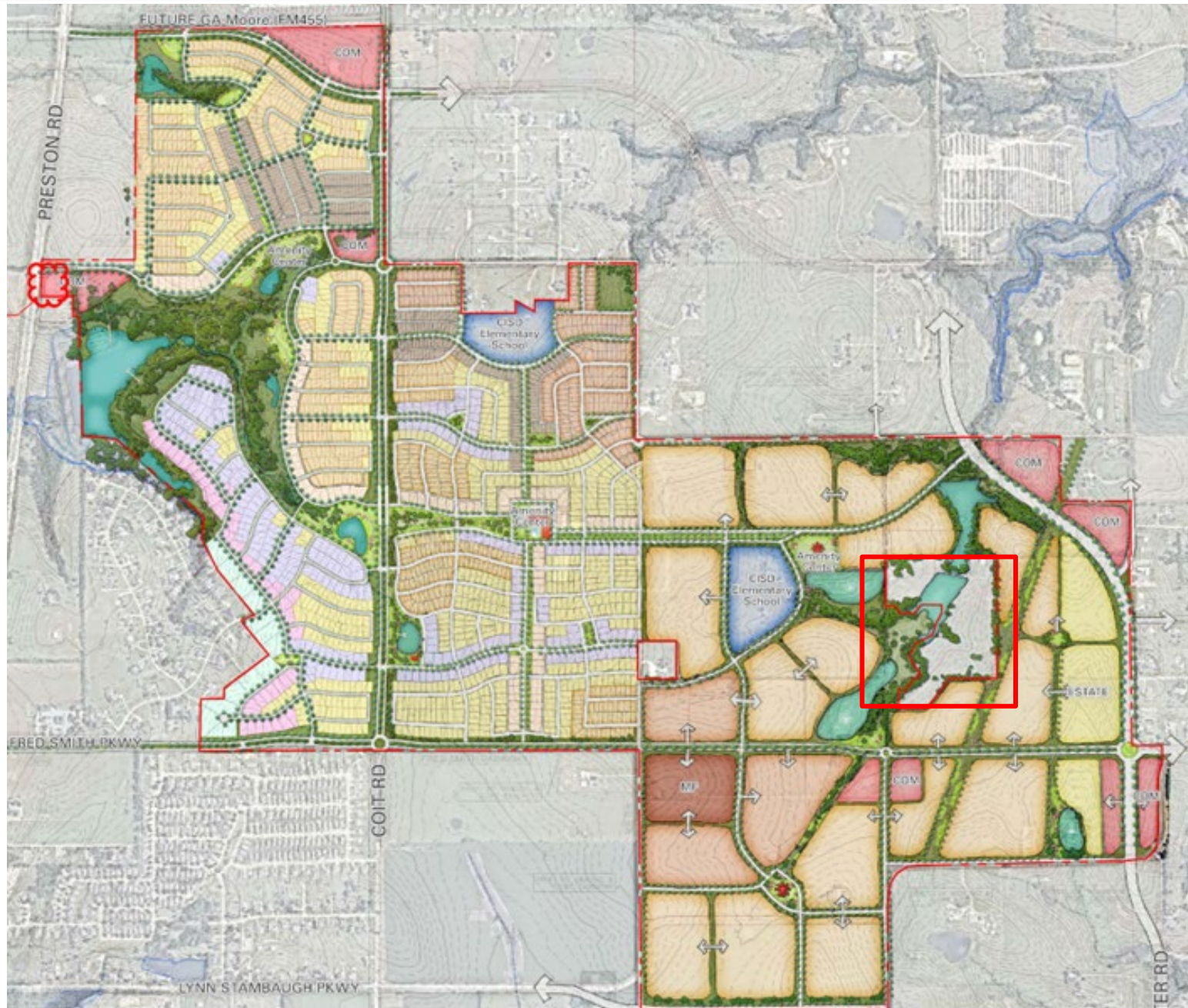
The subject property is generally located at the southeast corner of Preston Road and GA Moore Parkway

BACKGROUND

- The subject properties are approximately 34 acres (32-acre Rea Tract and 2-acre Wilson Tract) within the Extraterritorial Jurisdiction (ETJ)
- The applicant owns the 2-acre tract and is under contract to purchase the 32-acre tract and is proposing to integrate the properties within the overall Ramble master-planned community
- The Development Agreement outlines the future annexation and zoning for the properties

LAND PLAN





PROPOSED DEAL POINTS

- Both tracts are located in the ETJ and would require annexation and zoning
- Rea Tract (under contract) to abide by Ramble's residential guidelines
- Wilson Tract (Ramble owned) to abide by Ramble's commercial guidelines
- Special allowance for existing homes on Wilson and Rea tracts to serve as field office for Hillwood staff until the land redevelops in the future

OVERVIEW

Tract	Acres	Current Status	Annexation Timeline	Proposed Zoning
Wilson	2	ETJ (Ramble owned)	Phase 2	Commercial (Ramble PD 37)
Rea	32	ETJ (under contract)	Phase 2	Residential (Ramble PD 36)

POLICY CONSIDERATIONS

- The DA will bring an additional 34 acres into the City Limits, allowing City standards to apply instead of County regulations
- The properties will be incorporated into the overall Ramble development, with the Preston pad following commercial guidelines and the “donut hole” following residential guidelines

RECOMMENDATION

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

DRAFT DEVELOPMENT REGULATIONS

This **Exhibit E** shall apply only to the Property.

1. General Provisions

1.1 Zoning Ordinance. Terms used in these Development Regulations shall have the same definition as given in Chapter 14 of the City's Code, the Comprehensive Zoning Ordinance in effect on the Effective Date of the Original Development Agreement (the "Zoning Ordinance") unless otherwise defined herein. In the event of a conflict between these Development Regulations and the Zoning Ordinance, these Development Regulations shall control.

1.2 Concept Plan. The Concept Plan on **Exhibit D** (the "Concept Plan") shall serve as the concept plan for the Property.

1.3 Base Zoning Districts Established. The Property may be developed in accordance with the standards of the Single Family Residential (SF-R) zoning district in the Zoning Ordinance, as modified by this **Exhibit E**. In addition, the Wilson Property may be developed in accordance with the standards of the C-1 Retail zoning district regulations in the Zoning Ordinance, as modified by this **Exhibit E** including the following:

1.3.1 The maximum main building height shall be 45 feet. For accessory buildings, the maximum building height shall be one story or 25 feet.

1.3.2 The minimum lot area shall be 6,000 square feet.

1.3.3 The minimum lot width shall be 60 feet.

1.3.4 The minimum lot depth shall be 100 feet.

1.3.5 The minimum front yard setback shall be 25 feet. All yards adjacent to a street shall be considered a front yard.

1.3.6 The minimum side yard setback shall be 8 feet, except that the minimum shall be 15 feet adjacent to a public street or residential lot. When retail uses are platted adjacent to other retail uses and integrated into an overall shopping center site, creating lease spaces abutting one another, no side yard is required provided it complies with the city's building code.

1.3.7 The minimum rear yard setback shall be 15 feet.

1.3.8 Any non-single-family use that is over one story in height and that is located adjacent to (and not across any right-of-way from) any single-family zoning district shall be set back from the applicable property line by 25 feet.

1.3.9 The minimum open space requirement shall be 15 percent of the total lot area.

- 1.3.10 The maximum impervious surface shall be 80 percent of the total lot area, including main buildings, accessory buildings, parking lots, and loading areas.
- 1.3.11 There shall be no maximum building size for nonresidential structures.
- 1.3.12 There shall be a minimum 30-foot separation between nonresidential structures.
- 1.3.13 A minimum of one (1) vehicular points of connection to adjacent roadways is required.
- 1.3.14 New construction of nonresidential buildings within the Wilson Property shall be in compliance with the architectural standards for nonresidential buildings in Article 14.04, Part 1 of the City's Code of Ordinances in effect on the Effective Date (the "Architectural Standards"), except as follows:
 - a. Windows and glazing shall be limited to a minimum of ten percent (10%) and maximum of eighty percent (80%) of each building elevation facing a street, major access drive, or side yard greater than ten (10) feet.
 - b. Category A building materials shall include glass.

1.4 Maintenance and Improvements. Prior to the issuance of a building permit for the initial phase of development, a property owner's association, membership association, or other legal entity shall be formed.

1.5 Drainage Analysis. Per the City's subdivision regulations in effect on the Effective Date of the Original Development Agreement and in compliance with Section 3 of the City's Engineering Standards, the developer will conduct a drainage analysis to determine the impact the development will have on the immediate downstream receiving stream(s).

2. Land Use Areas & Lot Types Defined

2.1 Land Use. Permitted uses are set forth in this Section 2.1. If a use is not listed in this Section 2.1, it is prohibited.

2.1.1 Permitted Uses. Unless otherwise noted, the following uses are permitted by right:

- a. Agriculture, including the raising of field crops and horticulture, and farming, including horse and cattle operations, but excluding feedlots, poultry farms, and kennels. Barns and other facilities utilized for the general practice/operation of agricultural activities are permitted by right.
- b. Amenity centers, private.
- c. Buildings and installations geographically necessary to operate a public utility, but not including general office, material yards or repair shops.

Such facilities shall observe yard space rules, but shall not be required to provide the full lot size and lot width requirement.

- d. Churches, synagogues, chapels and similar places of religious worship and instruction of a quiet nature.
- e. Country clubs.
- f. Greenhouses.
- g. Open space and associated amenities and improvements.
- h. Parks, Open Space and recreation areas including swimming pool facilities, water parks, clubhouses, sport courts and other similar facilities operated by public or private entities.
- i. Private streets/gated community. Permitted by CUP.
- j. Public or private golf course and related facilities.
- k. Public and quasi-public buildings for cultural use.
- l. Ranch and farm dwellings pertaining to agricultural operations.
- m. Recreational camps operated by public, charitable or religious organizations.
- n. Riding academies.
- o. Single Family Detached-Type A ("SFD-A").
- p. Single Family Detached-Type B ("SFD-B").
- q. Single Family Detached-Type C ("SFD-C").
- r. Single Family Detached-Type D ("SFD-D").
- s. Single Family Detached-Type E ("SFD-E").
- t. Single Family Detached-Type F ("SFD-F").
- u. Temporary construction offices, field offices, and storage yards associated with development of the Property, which may be located in trailers.

2.1.2 *Additional Uses Permitted Only on the Wilson Property.* The following additional uses are permitted by right only on the Wilson Property:

- a. Alcoholic Beverage Sales
- b. Alternate Energy/Solar Panels & Devices
- c. Alternate Energy/Wind Energy Conversion System
- d. Assembly Uses, Churches & Places of Worship
- e. Auto, Gas Pumps/Fuel Sales
- f. Auto Repair, Minor

- g. Auto Sales, Accessories Only
- h. Auto Parking Garage
- i. Auto Parking Lot
- j. Auto Wash, Full-Service
- k. Auto Wash, Secondary Use
- l. Auto Wash, Self-Service
- m. Bank, Savings & Loan, or Credit Union
- n. Bar
- o. Batch Plant, Temporary
- p. Brewery, Brewpub, Distillery, & Winery
- q. Building Material & Hardware Sales, Major
- r. Building Material & Hardware Sales, Minor
- s. Catering, Service & Sales
- t. Child Care Center, Primary Use
- u. Child Care Center, Secondary Use
- v. Clinic, Animal (no outside runs)
- w. Clinic, Emergency Care or Medical Lab
- x. College, University, or Trade School
- y. Commercial Amusement, Indoor
- z. Commercial Amusement, Outdoor
- aa. Communication Antenna Tower
- bb. Construction Yard, Field Office, Temporary
- cc. Dwelling, Live-Work Unit
- dd. Farmers Market
- ee. Funeral Home/Mortuary

- ff. Greenhouse or Nursery, Retail
- gg. Gun or Archery Range, Indoor
- hh. Gymnastics/Dance Studio/Martial Arts Studio
- ii. Health/Fitness Center
- jj. Heliport
- kk. Hospital
- ll. Kennel, Indoor (no outside runs)
- mm. Laundry/Dry Cleaning, other than commercial plant
- nn. Media Studio (Radio/Television/Cable)
- oo. Mini-Warehouse/Self-Storage
- pp. Municipal Uses Operated by the City of Celina
- qq. Museum/Art Gallery
- rr. Office, Administrative, Medical, or Professional
- ss. Office, with Showroom/Warehouse/Distribution
- tt. Park or Playground
- uu. Parking Structure
- vv. Personal Service
- ww. Printing, Minor Retail Shop
- xx. Restaurants
- yy. School, Private (K-12)
- zz. School, Public (K-12)
- aaa. Seasonal Sales
- bbb. Store, Big Box and/or Grocery
- ccc. Store, Convenience
- ddd. Store, General Retail

- eee. Store, Regional Mall
- fff. Store, Secondary Use
- ggg. Store, Tire Dealer, without Outside Display
- hhh. Telephone Exchange Facility
- iii. Theatre, Indoor

2.1.3 *Permitted accessory uses.* The following accessory uses are permitted in connection with a main use/principal use on the same property:

- a. Living quarters for persons regularly employed on the premises; but not including labor camps or dwellings for transient labor.
- b. Guest houses.
- c. Home occupations per the Zoning ordinance.
- d. Offices incidental to and necessary for conducting a permitted use.
- e. Parking areas.
- f. Private garages, stables, and barns.
- g. Nameplates and non-illuminated signs not to exceed 20 square feet in area identifying the premises, but not containing over 20 percent brand advertising.
- h. Other accessory uses and buildings customarily appurtenant to a permitted use, including, but not limited to, associational meetings, religious gatherings, and social activities.

2.1.4 Additional permitted uses within structures existing on the Property on the Effective Date*:

- a. Bed and breakfast
- b. Field office**
- c. Restaurant
- d. Office space
- e. Meeting space or retreat
- f. Sporting events/sports facilities

*To the extent required by the applicable City building and fire codes, the portions of the existing structures on the Property being modified must comply with such codes.

**Staff shall be authorized to approve minor modifications to the Governing Regulations for the purpose of facilitating the conversion of existing homes on the Property into field offices.

2.2 Open Area / Recreational Facilities.

2.2.1 Open Space Definition. "Open Space" means land that does not have a slope greater than 4:1 and that is used for passive or active recreation. Open Space shall generally be undeveloped, but may include recreational facilities and improvements, such as trails, lakes, ponds, fountains, pavilions, seating areas, public art, lighting, and signage. At the time of general development plan approval, the Commission may recommend, and the City Council may allow, full or partial credit for open areas that exceed a 4:1 maximum slope if it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development or the surrounding area.

2.2.2 Open Space Requirement. A minimum of 8% of the acreage within the combined Original Property and the Property shall be committed to Open Space at the time of full build out. Required Open Space may include areas set aside for detention and retention purposes, as long as those areas are amenitized. Open Space areas, other than amenity centers and gated areas maintained by a homeowners association, shall be open to the public. Open Space shall be maintained by a homeowners association or the District. No physical improvements are permitted within the floodplain (as defined in the City's Engineering Standards), but construction is allowed in those areas that have been reclaimed from the floodplain per Section 3.15 of the City's Engineering Standards.

2.3 Signage. All signage provided on the Property shall be in conformance with the standards defined below. The overall design, style and color of the signage shall be included in a future Master Sign Plan to be submitted to the City. The Master Sign Plan shall be subject to approval by the City Administrator or his or her designee. No signage shall be erected, installed or otherwise placed prior to the submittal and approval of the Master Sign Plan, unless permitted separately through the City's standard sign permitting process. The maximum restrictions defined herein shall be permitted to be exceeded if contained in a Master Sign Plan application subject to approval by the City Administrator or his or her designee. In lieu of the Master Sign Plan permit process, the owner/developer (at his/her option) may follow the City's standard sign permitting process (per individual signs and/or the overall development).

2.3.1 Development Main Identification. Development Main Identification signs shall be constructed as a permanent monument sign and serve the purpose of identification of both residential and commercial land uses within the overall development.

- a. **Number and Location.** A maximum of two signs shall be permitted at each main entry to the development and only located adjacent to an arterial or collector thoroughfare. The specific locations of each sign shall be subject to approval of a Master Sign Plan, with permits not to be unreasonably held.
- b. **Sign Faces.** A maximum of two sign faces shall be permitted.

- c. **Maximum Surface Area.** A maximum surface area of 1,000 square feet shall be permitted for each sign face. If a decorative background element such as tile, stucco, masonry or other building material is used, the maximum sign face area for such decorative treatment may be expanded 24 inches measured from the sign face area in each cardinal direction.
- d. **Maximum Height.** The sign shall not exceed 40 feet from average finished grade.
- e. **Time Period.** Development Main Identification signs are intended to be permanent in nature and shall be allowed for the life of the sign permit.

2.3.2 *Ramble Way Frontage.* At the main entry into the development, Ramble Way Frontage signs shall be constructed as a permanent monument sign and serve the purpose of identification of each neighborhood or village within the overall development. Signage may include project logos, brands and/or names, and shall be of a similar type and style throughout the development.

- a. **Number and Location.** A maximum of one sign shall be permitted at the main entry to each neighborhood or village. Signs shall be generally located internal to the overall development. The specific locations of each sign shall be subject to approval of a Master Sign Plan, with permits not to be unreasonably held.
- b. **Sign Faces.** A maximum of two sign faces shall be permitted.
- c. **Maximum Surface Area.** A maximum surface area of 50 square feet shall be permitted for each sign face. If a decorative background element such as tile, stucco, masonry or other building material is used, the maximum sign face area for such decorative treatment may be expanded 24 inches measured from the sign face area in each cardinal direction.
- d. **Maximum Height.** The sign shall not exceed 10 feet from average finished grade.
- e. **Time Period.** Neighborhood Identification signs are intended to be permanent in nature and shall be allowed for the life of the sign permit.

2.3.3 *Preston Frontage.* Preston Frontage signage shall be located along Preston Road and be for communicating pricing, new phases coming soon, lot sales, and neighborhood information for the community. Preston Frontage signs may contain the project logos, brands and/or names and shall be of a similar type and style to other signs throughout the development. Preston Frontage signage may be constructed as temporary or permanent signage.

- a. **Number and Location.** A maximum of one sign shall be permitted along Preston Road. The sign shall be located on private property and not in the public right of way.
- b. **Sign Faces.** A maximum of two sign faces shall be permitted.
- c. **Maximum Surface Area.** A maximum surface area of 100 square feet shall

be permitted for each sign face.

- d. **Maximum Height.** The maximum height of the overall sign structure shall not exceed 18 feet from average finished grade.
- e. **Time Period.** The sign shall be removed upon sale, lease or rental of all of the property within the overall development.

2.3.4 *Construction/Field Office/Model Home/Community Center.* A Construction/Field Office/Model Home / Community Center sign shall be a temporary sign with the purpose of identifying a model home, community center or field office.

- a. **Number and Location.** A maximum of one sign shall be permitted for each model home, community center or field office. Signs shall be located on the lot and shall not be located in any public right-of-way.
- b. **Sign Faces.** A maximum of two sign faces shall be permitted.
- c. **Maximum Surface Area.** A maximum surface area of 50 square feet shall be permitted for each sign face.
- d. **Maximum Height.** The sign shall not exceed 10 feet from average finished grade.
- e. **Time Period.** Signs shall be removed upon sale, lease or rental of all of the property within the overall development.

2.3.5 *Development.* For purposes of this Section 2.3, the terms "development" and "overall development" mean the development consisting of the Property and the Original Property.

2.3.6 *Other Signage.* Other signage not specifically described above shall be permitted subject to approval of a Master Sign Plan by the City Manager or his or her designee.

2.4 ***Specific Lot Type Regulations.*** All land, buildings and structures located within the Property, which are occupied, used, erected, altered, removed, placed, demolished, or converted shall be done so in conformance with the regulations for the applicable lot type. The following sections describe land use regulations applicable to the each corresponding lot type.

2.4.1 **Lot Access.** Residential lot types SFD-B, SFD-C, SFD-D, SFD-E, and SFD-F shall be permitted access either from the rear of the lot via an alley or from the front of the lot via a residential street. SFD-A lot types will require access from the rear of the lot via an alley. Side yard garages will be allowed on all residential lots. Where access is provided from the front property line, garages shall be recessed a minimum of three feet from the main building.

2.4.2 Flag Lots.

- a. Flag lots shall be allowed per the standards in this section. A Flag Lot shall be defined as a lot with two distinct parts: (a) The "Flag", which is the only building site; and is located behind another lot. (b) The "Pole", which connects the flag to the street; provides the only street frontage for the lot; and at any point is less than the minimum lot width for the zone.
- b. Flag lots shall be allowed only in Single-Family Residential Lot Types SFD-D, SFD-E, and SFD-F. Frontage. Each flag lot shall have at least 15 feet of street frontage and at least 15 feet of width for the entire length of the "Pole." The area of the "Pole" portion of the lot shall not be included in the calculation of the minimum lot area.
- c. Driveways shall be designed to allow vehicles to drive out forward. The "Pole" must be part of the flag lot, connect to a street and be under the same ownership as the "Flag" portion of the lot. Access easements to allow for use of the "Pole" by another lot are allowed.
- d. A maximum of only 1% of the residential lots within the Property shall be permitted to be developed as Flag Lots.
- e. In the case of flag lots, a front setback extends across the entire "Flag" portion of the lot and does not include the "Pole" portion of the lot.

2.4.3 On-Street Parking. On-street parking spaces shall be permitted, but cannot be used to satisfy off-street parking requirements for single family homes. Parking spaces may be provided in the right-of-way and shall conform to City standards for vehicle parking areas. Where provided, on-street parking spaces shall be counted to satisfy the minimum off-street parking requirements for amenity centers and other such amenity related uses.

2.4.4 Property Development Regulations. Residential development of the Property shall comply with the following development standards, which shall be the exclusive lot area, lot width, lot depth, maximum lot coverage, impervious coverage, and setback requirements applicable to residential development of the Property:

Lot Type ⁽⁶⁾	Min Lot	Min Lot	Min Lot	Max Lot	Minimum Setbacks			
	Area ⁽¹⁾	Width ⁽⁵⁾	Depth	Coverage ⁽²⁾	Front ^(1, 3)	Rear ⁽¹⁾	Interior Side	Corner Side
SFD-A	4,000 sf	40 ft	100 ft	65%	10 ft	10 ft	5 ft ⁽⁴⁾	15 ft
SFD-B	5,500 sf	50 ft	110 ft	60%	10 ft	10 ft	5 ft ⁽⁴⁾	15 ft
SFD-C	7,000 sf	60 ft	100 ft	60%	10 ft	10 ft	5 ft	15 ft
SFD-D	8,000 sf	70 ft	110 ft	60%	10 ft	10 ft	7 ft	15 ft
SFD-E	9,000 sf	75 ft	120 ft	50%	10 ft	10 ft	8 ft	15 ft
SFD-F	43,560 sf	80 ft	120 ft	50%	10 ft	10 ft	15 ft	15 ft

Notes

1. The combined total front and rear setback must be a minimum of 40 feet with the minimum of either being 10 feet.
2. If a zero or reduced lot line product is planned, the total distance between dwelling units shall be per the adopted Building Codes and Fire Codes of the City.
3. Where front porches are provided, they shall be permitted to encroach a maximum of 5' into the front setback line.
4. A 10'/0' or an 8'/3' minimum side yard setback is allowed for SFD-A and SFD-B lot types. A roof overhang may extend a maximum of eighteen (18) inches into the neighboring property. The "zero" side shall be designated on the final plat along with a minimum five (5) foot wide access, maintenance, and use easement for all lots adjacent to lots with a "zero" side.
5. Lot width shall be measured along the arc at the platted front building line. Lot width may be reduced by 20% on lots fronting on cul-de-sacs, eyebrows, and inside curves. On all lots, a minimum of 30 feet of frontage along the right-of-way is required.
6. For all lot types, j-swing garages may overhang the front building line by five feet.
7. Smaller lots may be clustered to allow for a greater open space area to be owned and managed by the HOA.
8. If no curb is present, the minimum side yard on a corner shall be 10' from the pavement edge.

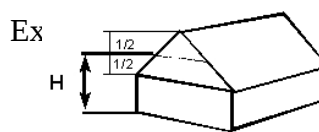
2.4.5 *Open Space.* This section shall apply to all open space areas.

- a. Permitted Uses. The following uses shall be allowed only within portions of the Property designated on a plat as common area or open space.
 1. Buildings and installations necessary to operate a public utility excluding, however, general office use, material yards or repair shops. Such facilities shall observe yard space requirements, but shall not be required to satisfy lot size or lot width requirements.
 2. Parks and recreation areas operated by the City, any utility district, or any homeowner association.
 3. Private garages and barns to house maintenance equipment of any utility district or any homeowner association.
 4. Private amenity areas and facilities, including but not limited to the pools, cabanas, clubhouses, playgrounds, boat docks, and similar amenity areas and facilities.

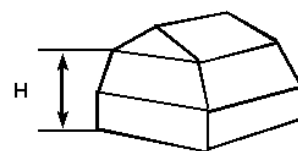
b. Accessory Buildings.

1. Definition. "Accessory Buildings" mean a subordinate building or structure, detached or attached by a breezeway and used for a purpose customarily incidental to the main structure such as a private garage for automobile storage, greenhouse, home workshop, guest/caretaker quarters or office for a home business, so long as such business is not adverse to the use and enjoyment of adjacent residential property and does not include the employment of additional persons, and does not increase parking and does not involve customers or clients visiting the premises.
2. Property Development Regulations. Accessory Buildings shall be subject to the following regulations.
 - *Front Yard Setback.* Attached Accessory Buildings shall have a front yard not less than that required for the main building. Detached Accessory Buildings shall be located in the area defined as the rear yard.
 - *Side Yard Setback.* There shall be a side yard for any detached Accessory Building of not less than three feet from any side lot line or alley line, except that adjacent to a side street the side yard requirement shall be the same as that required for the main building. A detached Accessory Building on a corner lot with garage doors which open directly to and is entered from the side street shall provide a side yard of not less than twenty feet. Maximum overhang of roof an Accessory Building into the required side yard is eighteen inches.
 - *Rear Yard Setback.* There shall be a rear yard for any Accessory Building of not less than three feet from the rear property lot line. Garages or other detached Accessory Buildings located within the rear portion of the lot as heretofore described shall not be located closer than ten feet to the main except that a breezeway not exceeding fifteen feet in height shall be permitted connecting the dwelling structure to an Accessory Building, provided it is open on all sides from the eaves of the roof to the ground. Garages that open directly to and are entered from an alley shall not be located nearer than ten feet to the rear lot line. Maximum overhang for roofs of Accessory Buildings into the required rear yard is eighteen inches.
 - *Height.* No accessory structure may be of a height that exceeds the main building.

2.5 Building Height. The



Gable Roof



Mansard Roof

maximum building height for SFD-A, SFD-B, SFD-C, SFD-D, SFD-E and SFD-F lot types shall be limited to 2½ stories or 40 feet. Building height shall be measured to the highest point of a roof surface of a flat roof or the mean height level between the eaves and ridge of a gable, hip, mansard, or gambrel roof.

- 2.6 **Garage Doors.** Garages with 'L' or 'J' hook driveway entrances shall be permitted in Residential Lot Types SFD-A, SFD-B, SFD-C, SFD-D, SFD-E and SFD-F. In order to allow for the utilization of 'L' or 'J' hook driveway entrances on smaller residential lot types, Residential Lot Types SFD-A, SFD-B, and SFD-C shall be permitted a ten foot mutual access easement, with a five foot easement on each adjacent property. The mutual access easement shall be provided for common ingress/egress purposes and shall be maintained by the abutting property owners. The portion of the access easement located on the adjacent property shall not be utilized in calculating minimum lot width. Side yard garages will be allowed on all residential lots.



- 2.7 **Maximum Mean Gross Residential Density.** The maximum mean gross residential density within the Property shall be 4.2 dwelling units per gross acre.
- 2.8 **Local Residential Street Grades.** In order to preserve the existing topography and terrain, local residential street grades shall be permitted a maximum of eight percent, unless otherwise approved by the City Engineer or his or her designee.
- 2.9 **Restricted Access/Gated Entrances.** Restricted access or gated entrances shall be permitted as means of establishing a gated community. Entrances shall provide adequate queuing spaces for vehicles waiting to access the community. In addition, adequate turnaround space shall be provided prior to entry into the community. The entrance shall have a minimum width of 20 feet to allow access for fire trucks. The gate shall be equipped with a Knox-Box or similar device to allow for access of emergency vehicles in the instance where the gated access is not manned. In the instance a gated entrance is provided, streets interior to the subdivision shall be

private streets, and therefore, privately owned and maintained by a Homeowners Association. Private streets shall have a minimum right-of-way width of 40 feet, plus a 5-foot utility easement provided adjacent and parallel to each side of the right-of-way line.

2.10 Plat Submittals. All plat submittals required by the City's subdivision regulations shall be considered to conform to the City's comprehensive plan and development regulations if the submittal complies with this Agreement. Development shall comply with the City's subdivision regulations and engineering design standards in effect on the Effective Date of the Original Development Agreement, except as follows:

2.10.1 Block Length. The maximum block length shall be 1,200 feet (the length of the block face between two intersections). Exceptions to the block length requirement may be granted for special circumstances or conditions affecting the property. Exceptions shall be requested as a subdivision ordinance variance and presented to the Planning and Zoning Commission and the City Council at the time of Construction/General Development Plan consideration. Pecuniary interests standing alone shall not be justification for the granting of a variance.

2.10.2 Cul-de-Sac Length and Diameter. The maximum cul-de-sac length is 600 feet. The bulb right-of-way radius shall be fifty (50) feet.

2.10.3 Jog. The minimum street jog shall be 125 feet.

2.10.4 Tree Surveys. Tree surveys are required as part of the General Development Plan (GDP) and shall only apply to the area of the proposed development. Trees being preserved in such areas as creeks, open space, and similar areas do not have to be tied. It is understood that only trees that are marked with ties will be eligible for preservation credits and illustrated on a tree survey. Except as otherwise provided in this section, compliance with Section 14.05.090 of the City's Code of Ordinances in effect on the Effective Date of the Original Development Agreement is required.

2.10.5 Development shall meet or exceed the design criteria outlined below:

a. Residential Lot Grading:

1. The driveway slope shall not exceed 10%.
2. The horizontal side yard slope shall not exceed 3:1. The minimum longitudinal side yard slope shall not be less than one (1) percent, unless structurally supported.

b. Paving:

1. Residential streets may be 29 feet wide back to back. Roll over curbs are permitted in all neighborhoods. Residential streets for alley load lots may be reduced to 27 feet wide.
2. The street grade shall not be less than 0.6%.

3. Residential sidewalks shall be five (5) feet wide, and the placement of the outside edge of the walk shall typically be inline with the right-of-way or within a sidewalk easement. Sidewalks along a four-lane or a six-lane divided thoroughfare shall be six (6) feet in width.

c. Miscellaneous

1. Street lights shall be located a maximum of 500 feet apart. An ornamental street light fixture and pole shall be selected from those available through the electric provider. The light standard selected shall be used throughout the development.
2. All roadway intersections shall be within five (5) degrees of 90 at the intersection of the two rights-of-way unless otherwise approved by the City Engineer.



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: September 19, 2024
Re: Masonic Lodge (Property ID 2041418) - DA

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 2 acres of land; generally located north of future O'Brien Drive and approximately 1,300 feet east of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Masonic Lodge (Property ID 2041418) – Development Agreement)

Background Information:

This request is for a Development Agreement on approximately 2 acres of land for the relocation of the Masonic Lodge from the existing location within the downtown square to a new property (generally at the bend of FM 455). Please refer to the attached documents for further information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

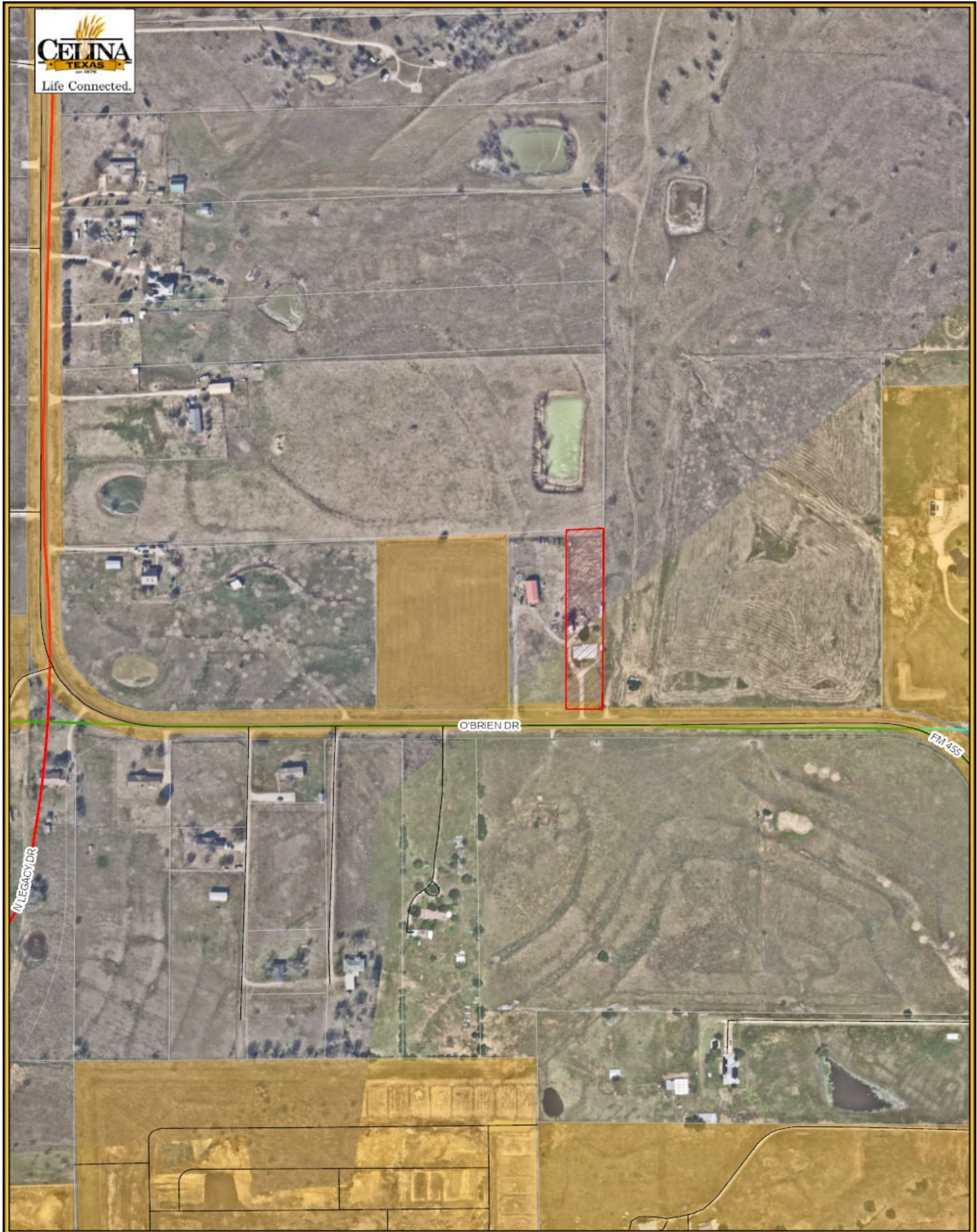
1. Location Map
2. Staff Presentation
3. Draft Development Regulations

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

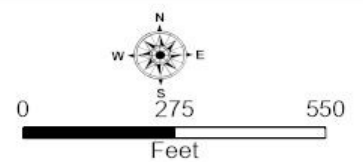


Legend

- Subject Property
- 200ft Buffer
- Notification Parcels
- City Limits
- Roads
- Parcels

Masonic Lodge Location Map City of Celina

8/27/2024

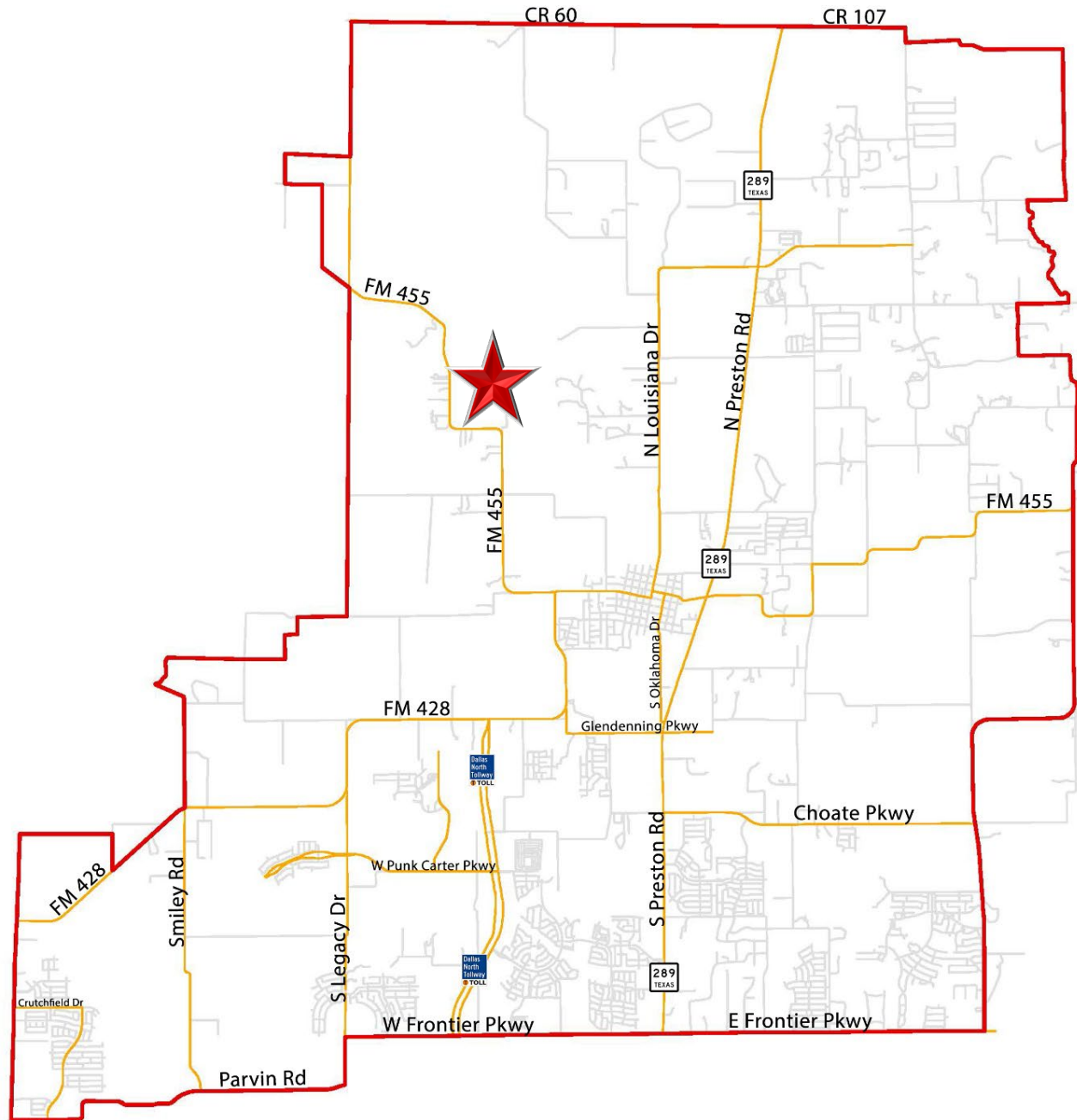


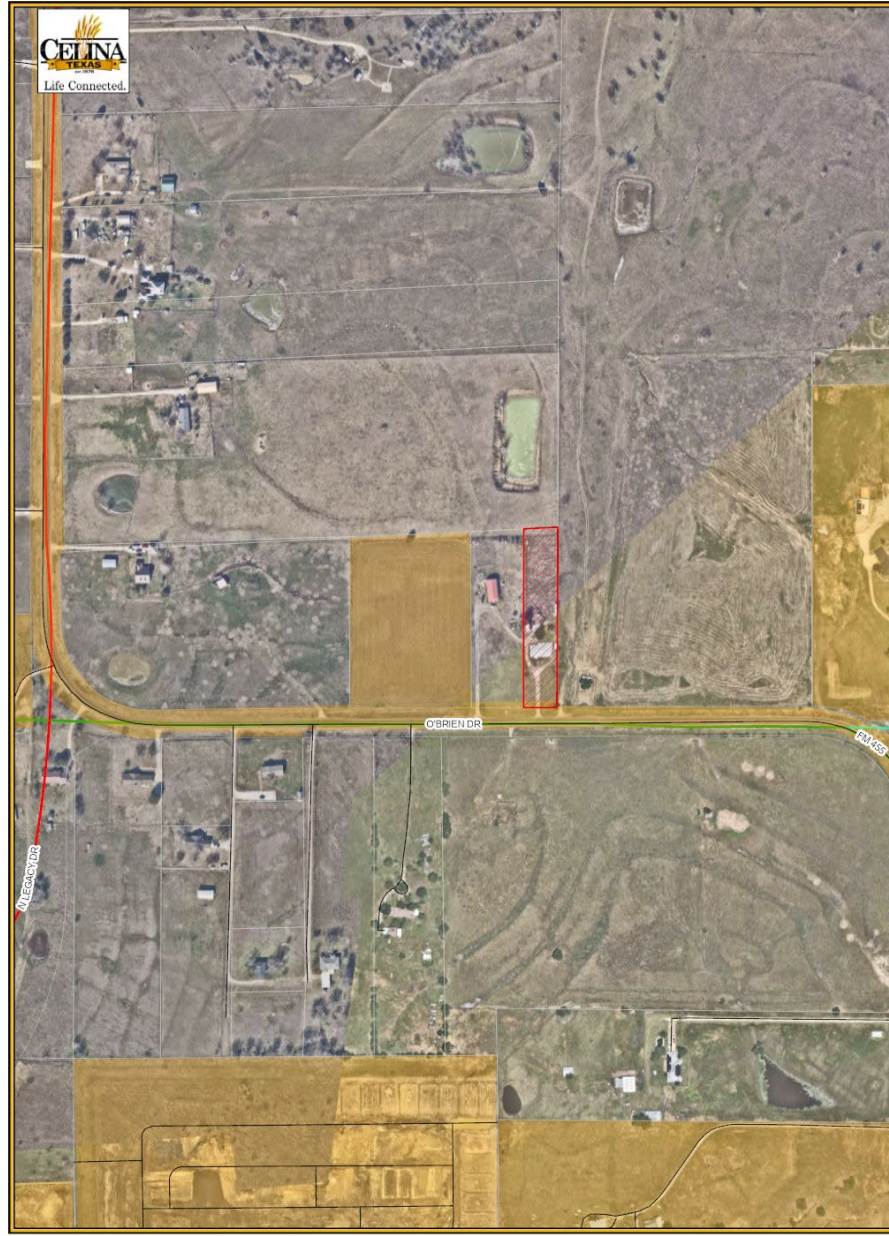
MASONIC LODGE

Development Agreement

Planning & Zoning Commission
September 19, 2024







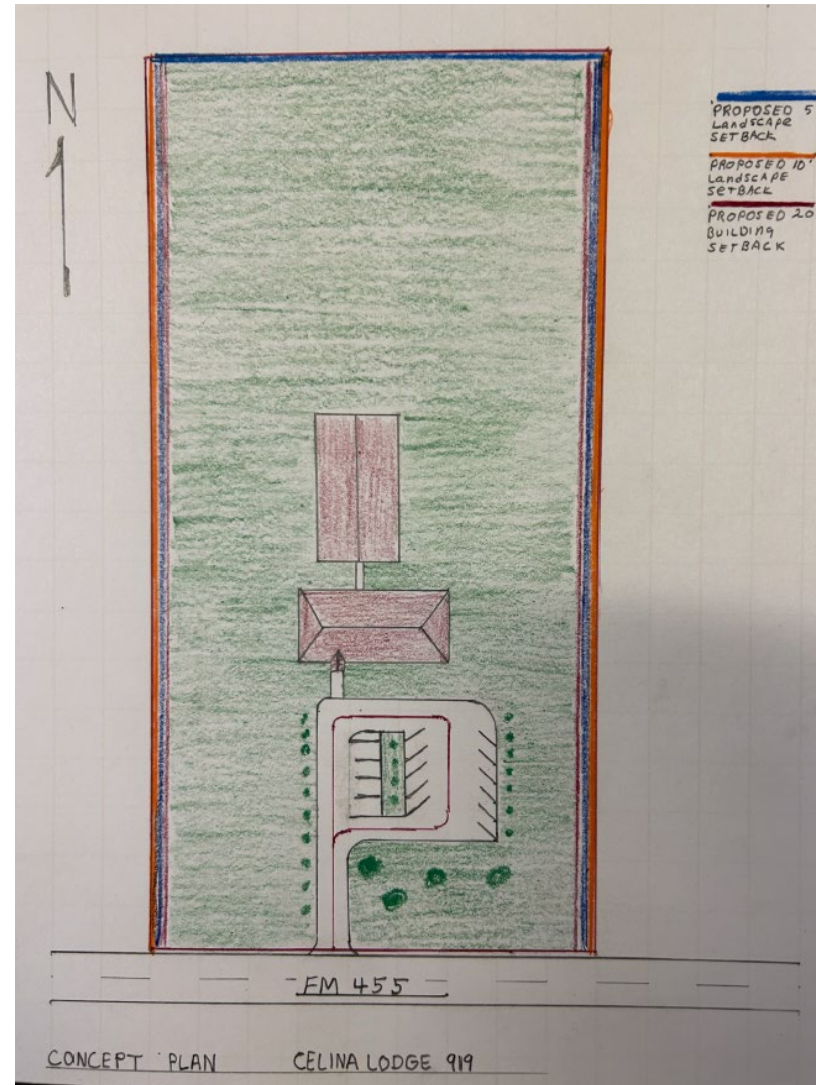
LOCATION MAP

The subject property is generally located north of FM 455 and east of future Legacy Drive

BACKGROUND

- The subject property is approximately 2 acres within the Extraterritorial Jurisdiction (ETJ)
- The Masonic Lodge requests to move out of its current location in downtown to a new property (generally at the bend of FM 455, east of Legacy Hills and north of La Terra) to continue its growth
- The property is currently within the ETJ with a pre-annexation agreement that expires in 2035
- The Development Agreement outlines the future annexation and zoning for the property

CONCEPT PLAN



OVERVIEW

- The Development Agreement contemplates a Planned Development (PD) with Commercial, Office, & Retail District (C) base zoning
- The DA will support reduced architectural standards for the rear meeting facility, so long as a masonry base and stucco are provided (metal is not permitted)

POLICY CONSIDERATIONS

- The DA will bring an additional 2 acres into the City Limits, allowing City standards to apply instead of County regulations
- The proposed annexation & zoning will give the City land use control over a parcel adjacent to a future Celina ISD school site
- The Masonic Lodge would vacate the existing location on the downtown square, allowing for a more appropriate use
- The proposed “barn” is allowed today as an accessory structure to the existing home (if not being converted to non-residential as proposed)

RECOMMENDATION

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

Draft Development Regulations

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 Commercial, Office, & Retail District (C), with the following modified development regulations:

1. The subject property shall generally develop per the attached Concept Plan.
2. The building may have reduced architectural standards for the rear barn, except that a masonry base and stucco are required (metal is not a permitted material).
3. The rear building may be permitted as an accessory structure.



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: September 19, 2024
Re: Willard Tract (Louisiana) - DA

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 131 acres of land; generally located at the southeast corner of GA Moore Parkway and Louisiana Drive, within the Extraterritorial Jurisdiction (ETJ). (Willard Tract (Louisiana) – Development Agreement)

Background Information:

This request is for a Development Agreement on approximately 131 acres of land (generally located at the southeast corner of GA Moore Parkway and Louisiana Drive) within the Extraterritorial Jurisdiction (ETJ) for a new single-family neighborhood, along with some commercial uses. Please refer to the attached documents for further information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

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

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

N LEGACY DR

W G A MOORE PKWY

E G A MOORE PKWY

O'BRIEN DR

CR 994

COX LN

N LOUISIANA DR

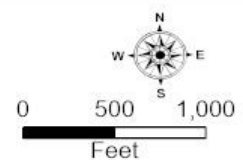
N PRESTON RD

Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

Willard Tract Location Map City of Celina

8/27/2024

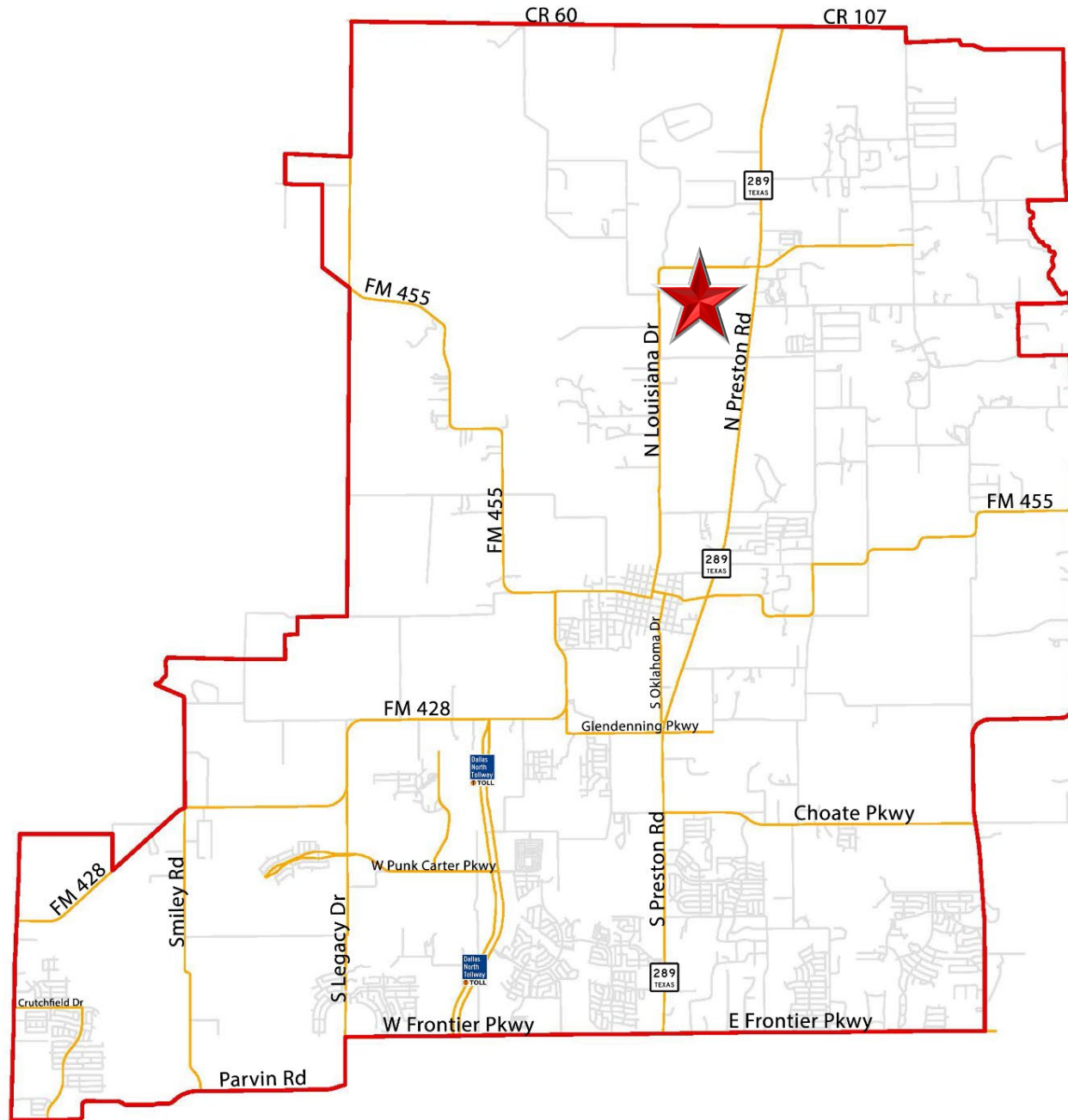


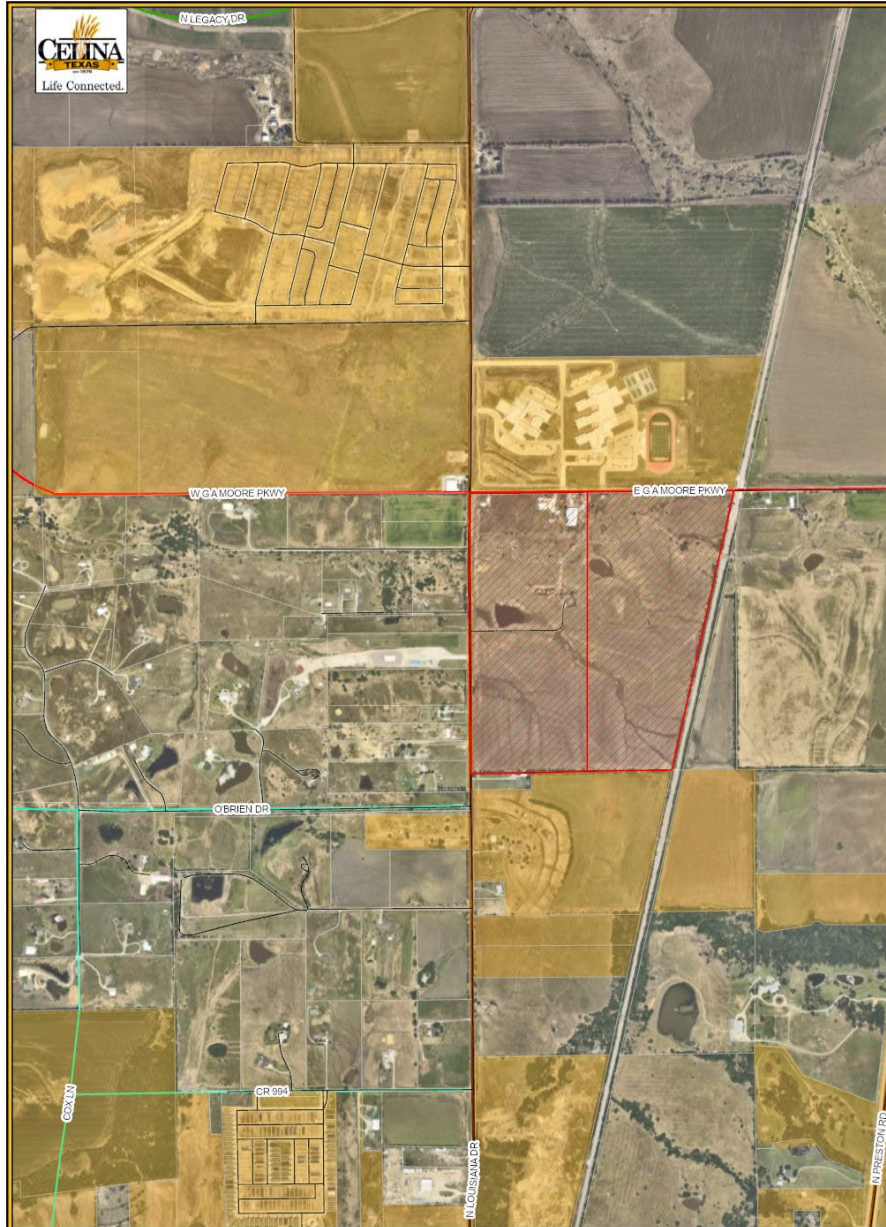
WILLARD TRACT

Development Agreement

Planning & Zoning Commission
September 19, 2024







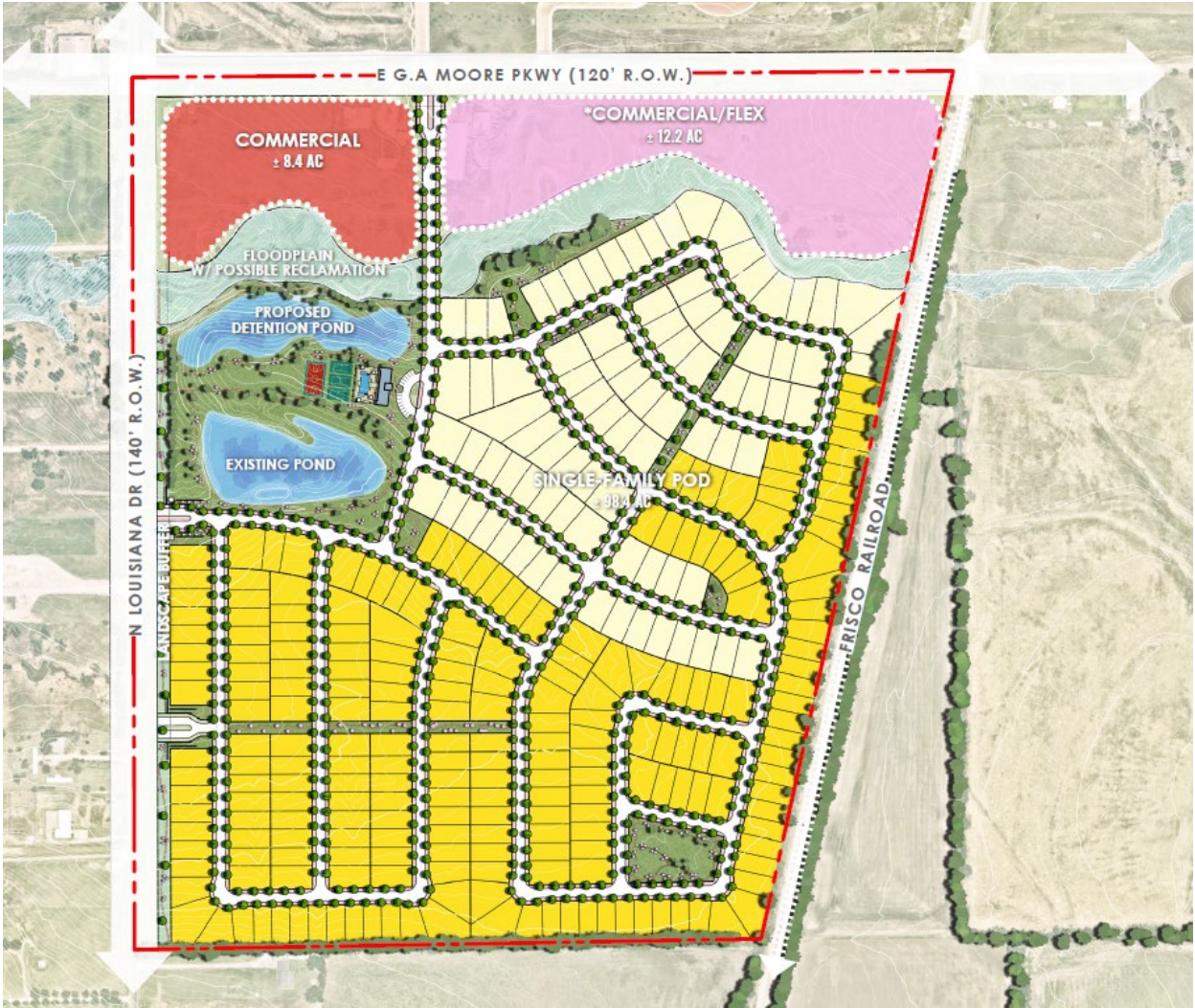
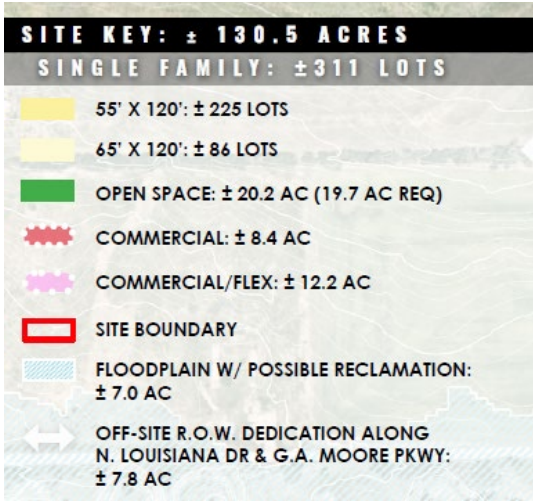
LOCATION MAP

The subject property is generally located at the southeast corner of GA Moore Parkway and Louisiana Drive

BACKGROUND

- The subject property is approximately 131 acres
- The property is currently within the Extraterritorial Jurisdiction (ETJ) with a pre-annexation agreement that expires in 2040
- The applicant is proposing to develop a new single-family neighborhood along with some commercial uses
- The proposed 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), Single-Family Residential Attached District (SF-A), and Commercial, Office, & Retail District (C)
- The following lot mix is proposed:
 - 55' wide lots
 - 65' wide lots (30% minimum)
 - No alleys proposed
- 10 acres reserved for Commercial uses
- No multi-family uses are proposed

POLICY CONSIDERATIONS

- The DA will bring an additional 131 acres into the City Limits, allowing City standards to apply instead of County regulations
- A new neighborhood does not conflict with the City's long-range plans
- The commercial at the corner provides needed neighborhood services

RECOMMENDATION

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

Draft Development Regulations

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. The lot mix shall be per the table below:

	Smallest Lot Size	Largest Lot Size
Min. Width	55'	65'
Lot % (Min/Max)	N/A	30% Min.
Front-Loaded Garage	Allowed	Allowed

3. The proposed Townhomes shall abide by the Single-Family Residential, Attached District (SF-A), and may be either attached or detached.
4. A minimum of 10 acres shall be reserved for the Commercial at the corner.