



Life Connected.

PLANNING AND ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, OCTOBER 24, 2024
5:00 PM
AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

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, welcome new P&Z commissioners, and request for new business consideration. The meeting is open to the public. Reconvene Into Council Chambers.

A. Chair & Vice Chair Appointments

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 September 19, 2024, Planning & Zoning Commission meeting.

IV. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon a request to rezone approximately 41 acres to Commercial, Office, & Retail District (C) zoning; generally located at the northwest corner of County Road 970 and Private Road 5155, within City Limits. (McKenzie Property (Property ID 2121104) – Rezoning)
- B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 300 acres of land for the Ranch at Uptown, generally located east and west of FM 455 and approximately 1,200 feet south of J Fred Smith Parkway, within the City Limits, and on approximately 91 acres of land for Legacy Branch; generally located at the northeast corner of Legacy Drive and Clear Creek Parkway, within both the Extraterritorial Jurisdiction (ETJ) and the City Limits. (Toll Brothers Architecture – 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



Life Connected.

**PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, SEPTEMBER 19, 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	Present
Daniel Trigo	Planning & Zoning Commission	Commissioner	Present

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.

Reconvene Into Council Chambers.

- A. Capital Improvements Advisory Committee (CIAC) for Roadway Impact Fee Update
Pete Kelly, Engineer with Kimley-Horn, delivered a presentation updating roadway impact fees.

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.

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

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)

Jonathon Pollard, Senior Planner, presented the staff report. Chair Bain opened the public hearing.

The applicant, Randy Randolph, made himself available for questions.

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

The commissioners discussed the item.

Commissioner Rojas motioned to approve the item as proposed.

Commissioner Dawson seconded the motion.

The motion was approved 6-1, with Commissioner Boswell being the dissenting vote.

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

- 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)

Victoria Kiker, Senior Planner, 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 Rojas, Daniel Trigo, Alan Upchurch
NAYES:	None

- 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)

Ms. Kiker, Senior Planner, presented the staff report.

Chair Bain asked about the material for the parking lot.

Ms. Kiker responded that the parking lot would be concrete.

Commissioner Boswell asked about the plans of the existing house.

The applicant, David Barnes, 139 N Ohio St, Celina, Texas 75009, came forward and stated that the house would only be used for the bathroom and kitchen facilities.

Chair Bain asked if the Development Agreement would allow people to live in the existing house. Dusty McAfee, Executive Director of Developmental Services, confirmed that only the owner could live in the house.

Commissioner Upchurch asked if the house complied with Fire and Building codes.

Mr. McAfee responded that the house would be brought up to code.

Chair Bain opened the public hearing.

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 Rojas, Daniel Trigo, Alan Upchurch
NAYES:	None

- 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)

Mr. Pollard, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

Commissioner Boswell asked about the screening plan for homes adjacent to the railroad.

Mr. Pollard responded that there were no plans yet.

Commissioner Dawson inquired about standard ordinances in place to protect land uses adjacent to schools.

The City Attorney, Julie Fort, confirmed that alcohol sales require a 300 ft separation, but the school district can request a 1,000 ft separation.

Commissioner Rojas asked about the ultimate plan for GA Moore Parkway.

Mr. Pollard stated that it is a TxDOT road and FM 455 is future GA Moore Parkway, which is a six lane divided roadway.

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, Alan Upchurch
NAYES:	None

V. ADJOURNMENT

The Chair adjourned the meeting at 5:47 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: October 24, 2024
Re: McKenzie Property (Property ID 2121104) – Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 41 acres to Commercial, Office, & Retail District (C) zoning; generally located at the northwest corner of County Road 970 and Private Road 5155, within City Limits. (McKenzie Property (Property ID 2121104) – Rezoning)

Background Information:

This request is for a rezoning of approximately 41 acres of land, generally located at the northwest corner of County Road 970 and Private Road 5155, within City Limits. The property was annexed and zoned Agricultural District (AG) in 2017. The proposed rezoning is to Commercial, Office, & Retail District (C) zoning. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

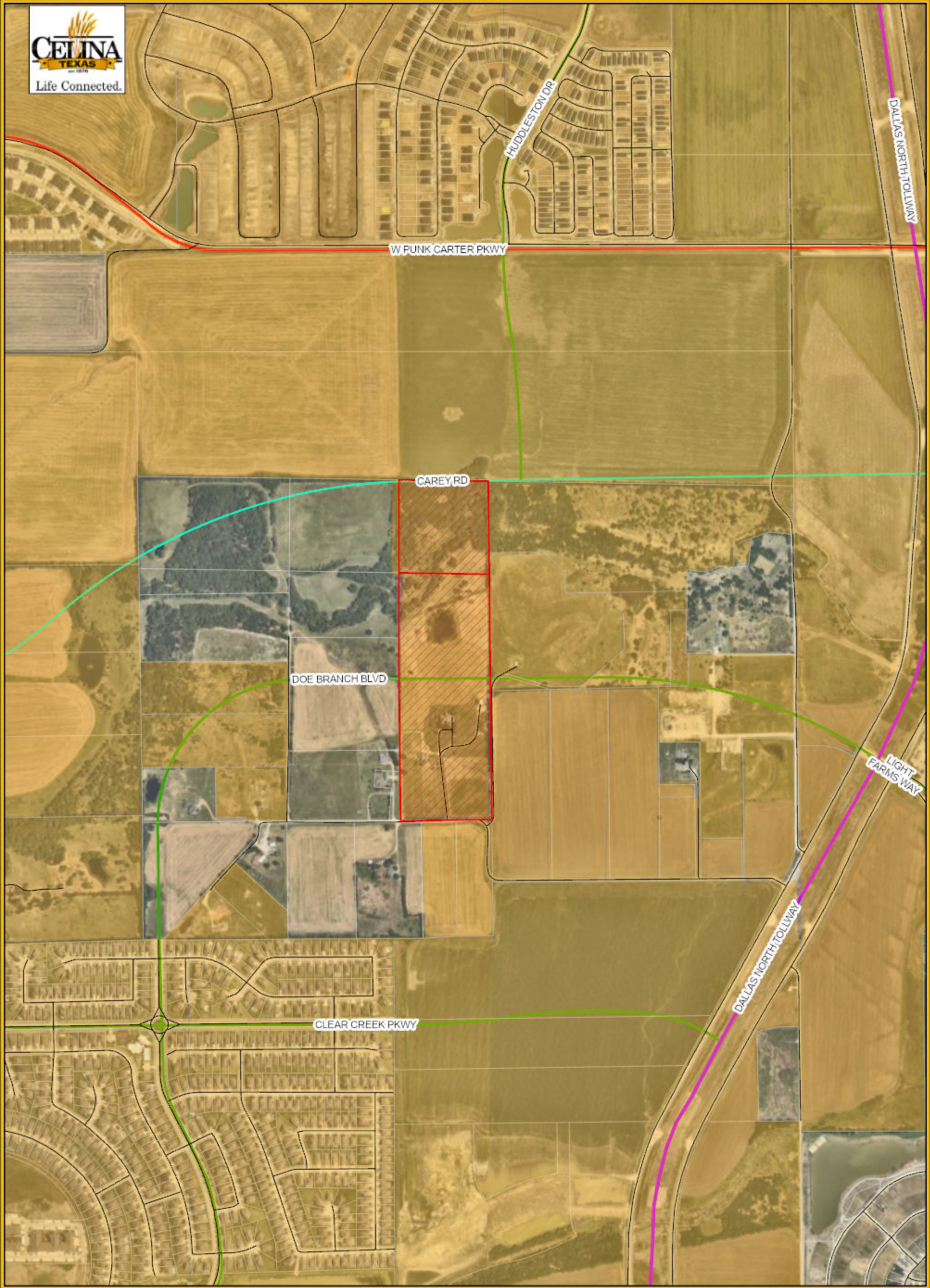
1. Location Map
2. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

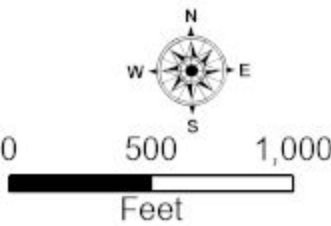


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**McKenzie Property
Location Map
City of Celina**

9/25/2024

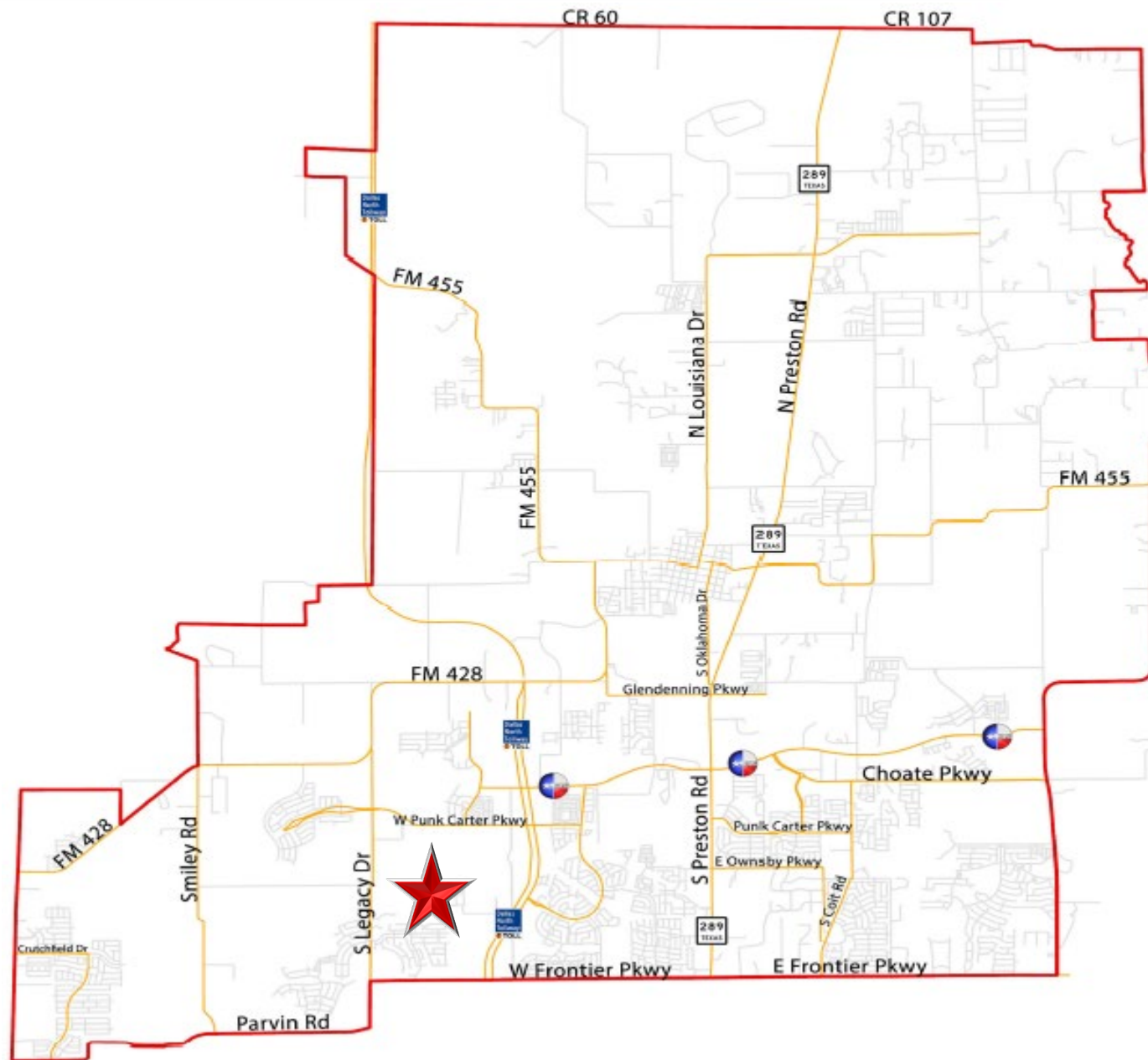


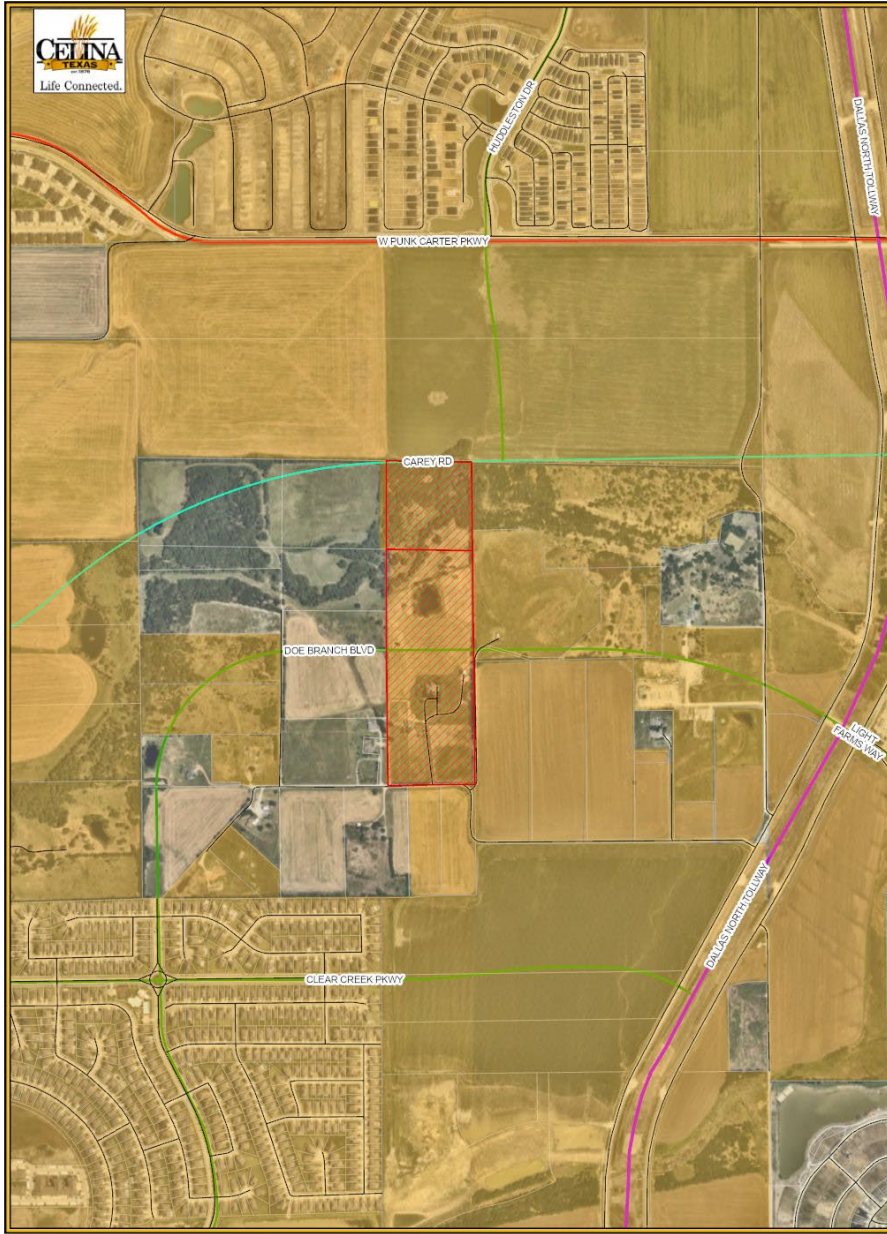
MCKENZIE TRACT

Rezoning

Planning & Zoning Commission
October 24, 2024







LOCATION MAP

The subject property is generally located at the northwest corner of County Road 970 and Private Road 5155

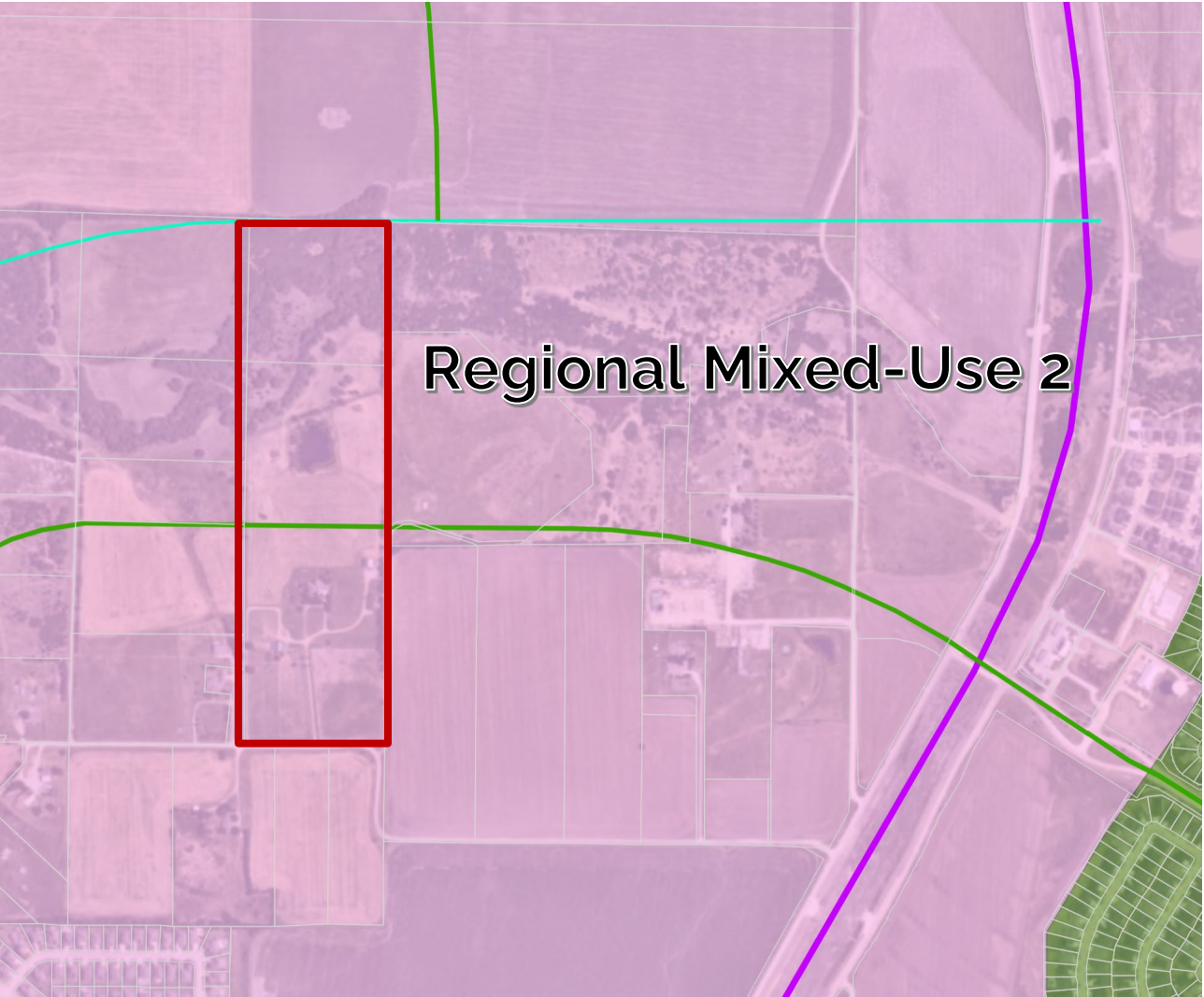
BACKGROUND

- The subject property is approximately 41 acres and was annexed into City Limits and zoned Agricultural District (AG) in 2017
- The Future Land Use Plan (FLUP) designates the subject property as Regional Mixed-Use 2 character district, which allows for a wide range of land uses, including non-residential and high-density residential
- There are no immediate plans to develop the property

POLICY CONSIDERATIONS - FOR

- The subject property is just beyond the DNTD (Dallas North Tollway Overlay)
- The subject property is not asking for high-density residential entitlement
- The subject property has frontage along both future Doe Branch Parkway and Carey Road
- Commercial zoning is not inappropriate as a holding district, allowing retail, office, and commercial
- The FLUP supports the rezoning request

FLUP



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

REGIONAL MIXED-USE 2 (RMU2)

Regional Mixed-use 2 serves as a continuation of Regional Mixed-use 1 (RMU1) and offers a functional buffer between higher intensity and lower intensity areas. Development is anticipated to be similar to RMU1 with walkable multi-story development and significant open spaces.

Anticipated Uses		
Primary	Secondary	
Mixed-Use, including commercial, office, entertainment, corporate campuses, medical districts; Significant parks/open space	Multi-family Residential; little-to-no single family residential	Residential 40% Retail 30% Employment 30% 

POLICY CONSIDERATIONS - AGAINST

- Commercial zoning, when located mid-block, might be considered speculative in nature

RECOMMENDATION

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

PLEASE NOTE:

The applicant formally withdrew the proposed zoning request after public notices were mailed. The public hearing must still be conducted, but no action should be taken.



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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: October 24, 2024
Re: Toll Brothers Architecture – Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 300 acres of land for the Ranch at Uptown, generally located east and west of FM 455 and approximately 1,200 feet south of J Fred Smith Parkway, within the City Limits, and on approximately 91 acres of land for Legacy Branch; generally located at the northeast corner of Legacy Drive and Clear Creek Parkway, within both the Extraterritorial Jurisdiction (ETJ) and the City Limits. (Toll Brothers Architecture – Development Agreement)

Background Information:

This request is for a Development Agreement on approximately 391 acres of land, consisting of two neighborhoods. The applicant is proposing to amend the architectural standards within the overall Ranch at Uptown & Legacy Branch 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:

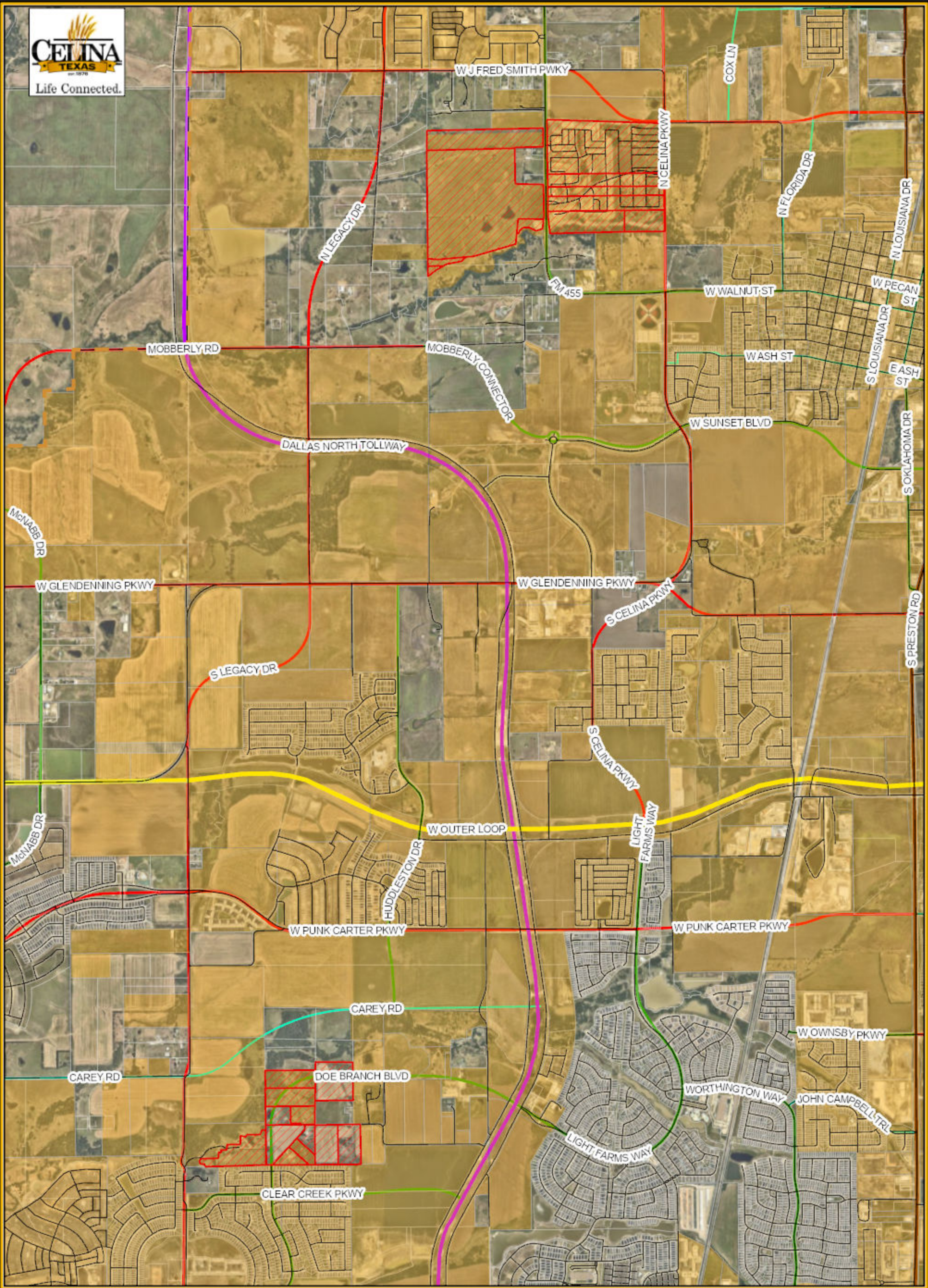
1. Location Map
2. Staff Presentation
3. Draft Elevations

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

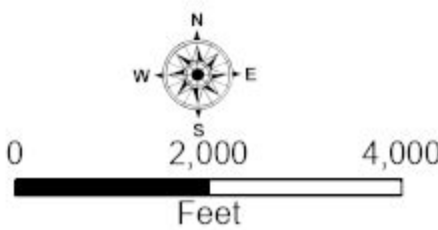


Legend

- Subject Property
- City Limits
- Roads
- Parcels

**Toll Brothers Architecture
Location Map
City of Celina**

10/1/2024

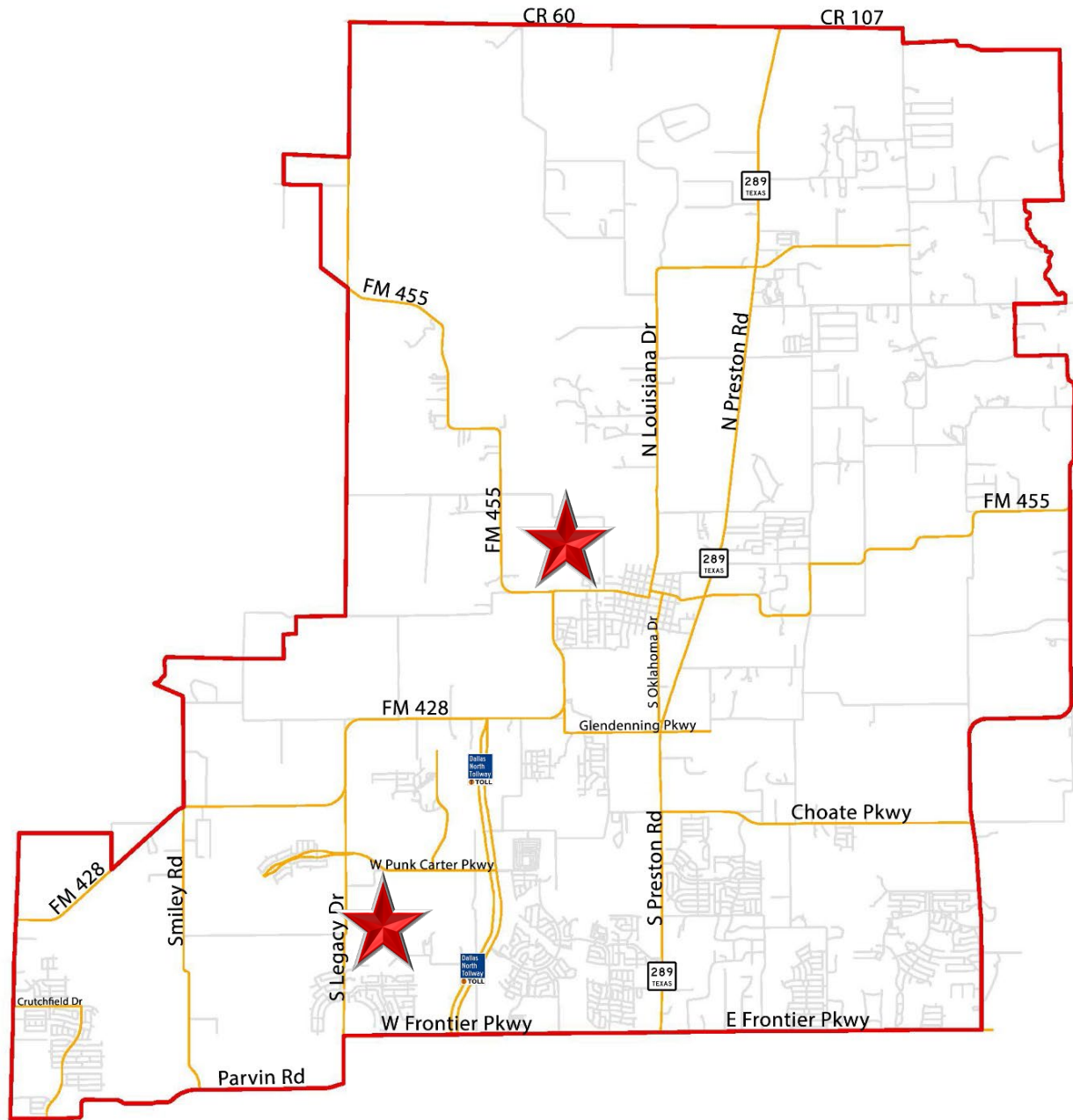


TOLL BROTHERS ARCHITECTURE

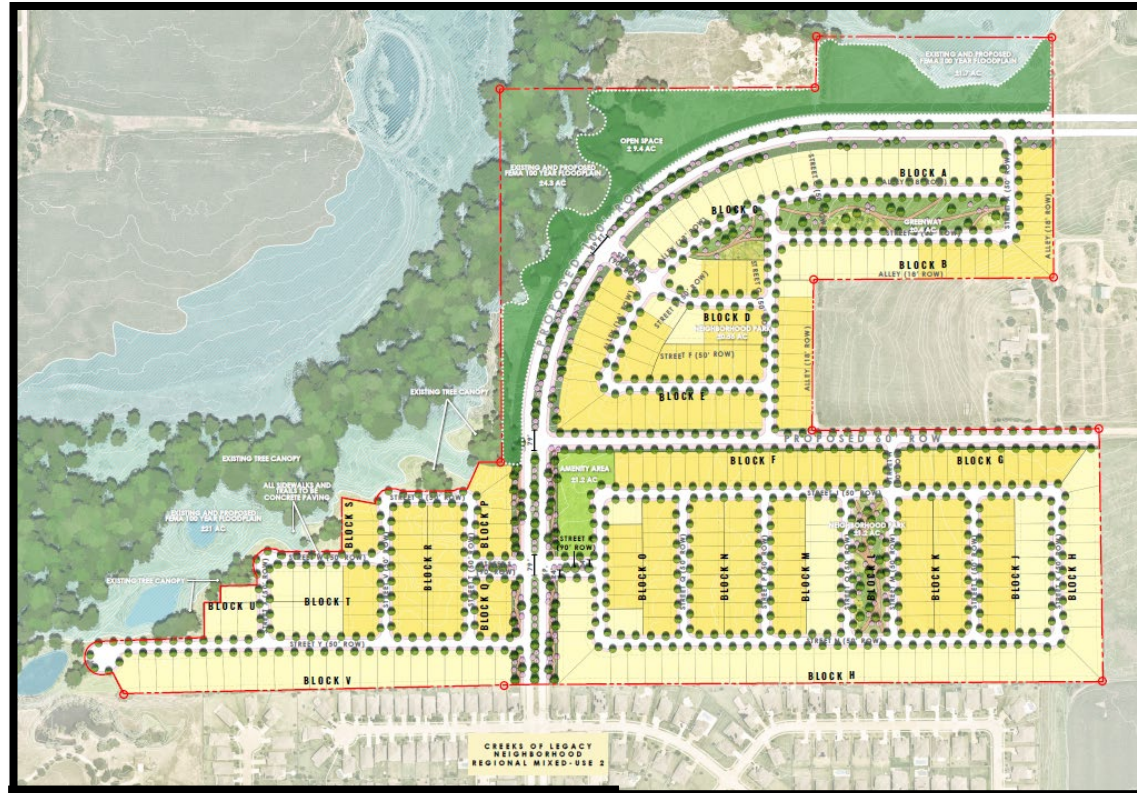
DEVELOPMENT AGREEMENT

Planning & Zoning Commission
October 24, 2024



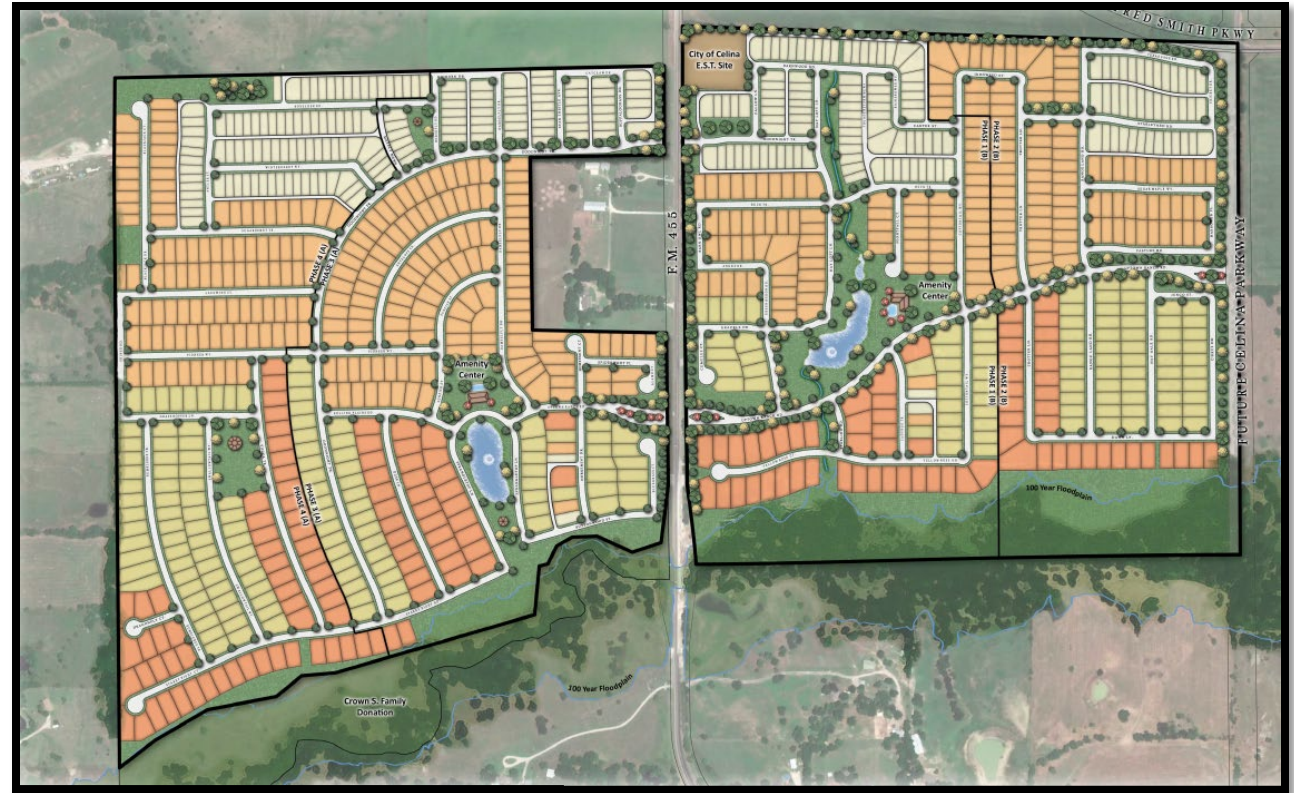


Legacy Branch



50'x120' LOTS: ± 194
 60'x125' LOTS: ± 126
TOTAL: ± 320 LOTS, ± 3.6 DU/AC

Uptown



40' x 110' Lots - 272
 55' x 120' Lots - 399
 60' x 120' Lots - 215
 70' x 120' Lots - 160
Total - 1,046

STATUTORY BACKGROUND

- The City adopted Architectural Standards in 2018, which establish a minimum level of quality for new buildings
- HB 2439 (2019) precluded local governments from restricting a building material that is allowed for use by a national model code
- Some cities abandoned their masonry standards in response (e.g. McKinney)
- Several cities require adherence to masonry standards in their development agreements in order to maintain minimum standards for new construction (Frisco, Prosper, Celina)

ORDINANCE BACKGROUND

- Distinction between construction methods (building code) v. exterior materials (zoning) (*i.e. we're discussing the veneer*)
- Celina's ordinance requires 80% of the front façade (and overall structure) to be Category A (brick/stone) masonry, with the remainder allowed to be cementitious fiber-board or stucco
- The ordinance also allows an alternate stucco architecture, if abiding by a true Mediterranean, Spanish, or Southwestern style, with stone accents, clay tile roofing, heavy wood beams, etc.
- Use of an alternate material with no discernable style is not allowed (*i.e. mere cost savings does not qualify*)

RELIEF HISTORY

- Downtown has its own “faux-historic” requirement
- On occasion, Celina has previously granted relief to the City’s architectural standards, on a case-by-case basis, thru a development agreement or planned development:
 - Estate residential lots (1 acre or more) that allowed “modern farmhouse”
 - A select few phases in Mustang Lakes on larger lots
 - A few new neighborhoods adjacent to downtown with “craftsman” allowances
- Otherwise, relief has not been given to tract housing in volume-builder neighborhoods in a suburban context

APPLICANT REQUEST

- Toll Brothers is under contract for Legacy Branch and a portion of Uptown
- Their request is to allow for three additional architectural styles per the following elevations (*Hill Country, Modern Farmhouse, & Transitional*)
- Their request applies to smaller lots in a suburban context
- Their request involves building materials beyond brick and stone
- The *Classic* elevation meets the base architectural ordinance



CLASSIC



HILL COUNTRY



MODERN FARMHOUSE



TRANSITIONAL



CLASSIC



HILL COUNTRY



MODERN FARMHOUSE



TRANSITIONAL



CLASSIC



HILL COUNTRY



MODERN FARMHOUSE



TRANSITIONAL

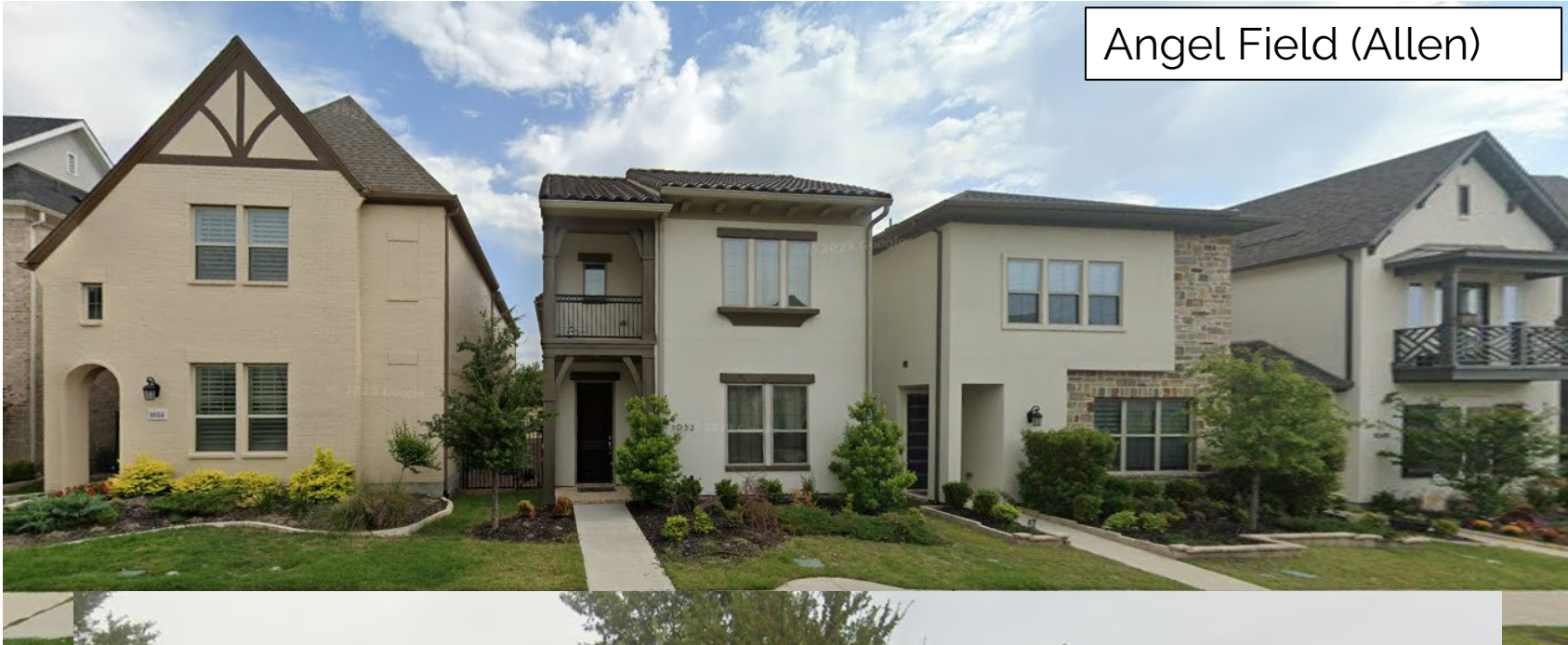
POLICY REASONS FOR

- DFW, especially Collin County, is heavy masonry and has resulted in a homogenous visual environment (brick/stone)
- The market has trended to more diverse options over the years
- Celina's local market (\$600,000+) ensures a minimum quality level
- The sub-prime era (late 90s, early 2000s) starter home boxes with inferior exterior materials are unlikely to be built here
- More closely aligns with intent of 2019 State law changes to allow for any material
- The proposed agreement attaches the elevations as a control mechanism

POLICY REASONS AGAINST

- Heavy masonry (brick/stone) is:
 - Proven
 - Durable
 - Sustains & protects value
 - Attractive
 - Understood
- All builders have façade plans that are not allowed in Collin County
- Some believe that the use of stucco and cementitious fiber board is lower quality
- Alternate building materials on smaller suburban lots may look cheap or have unforeseen ripple effects

Angel Field (Allen)

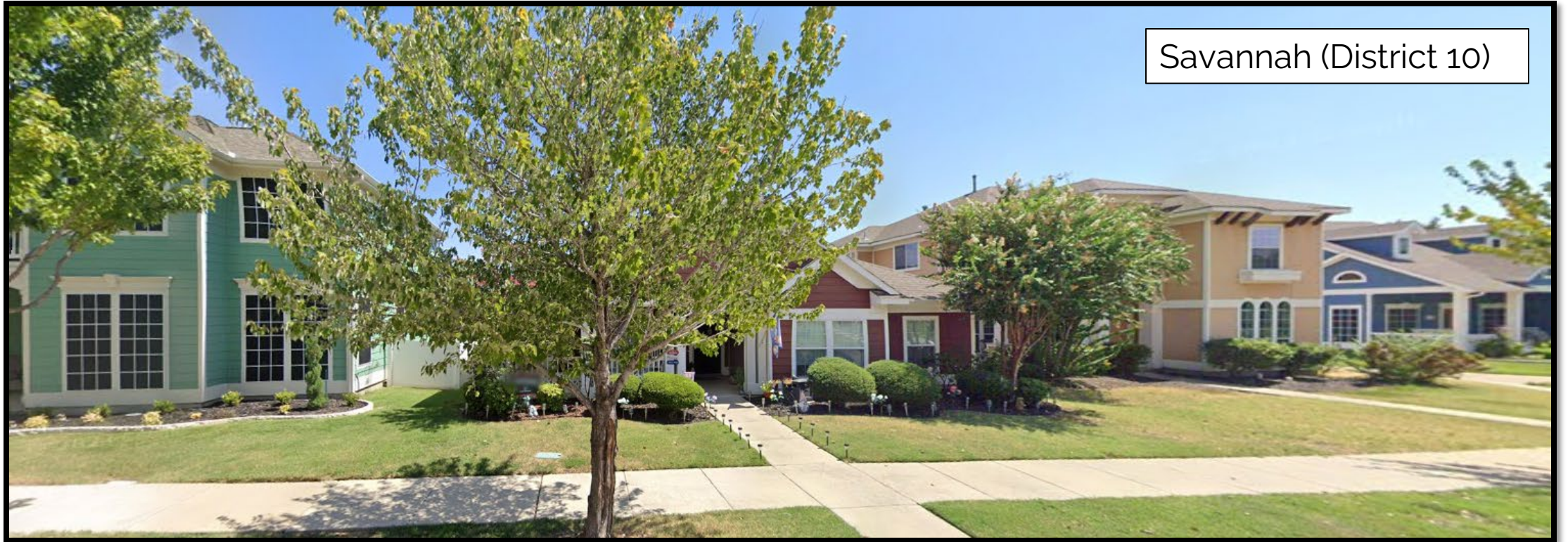


Tucker Hill (McKinney)



McKinney, TX
(post HB 2439)





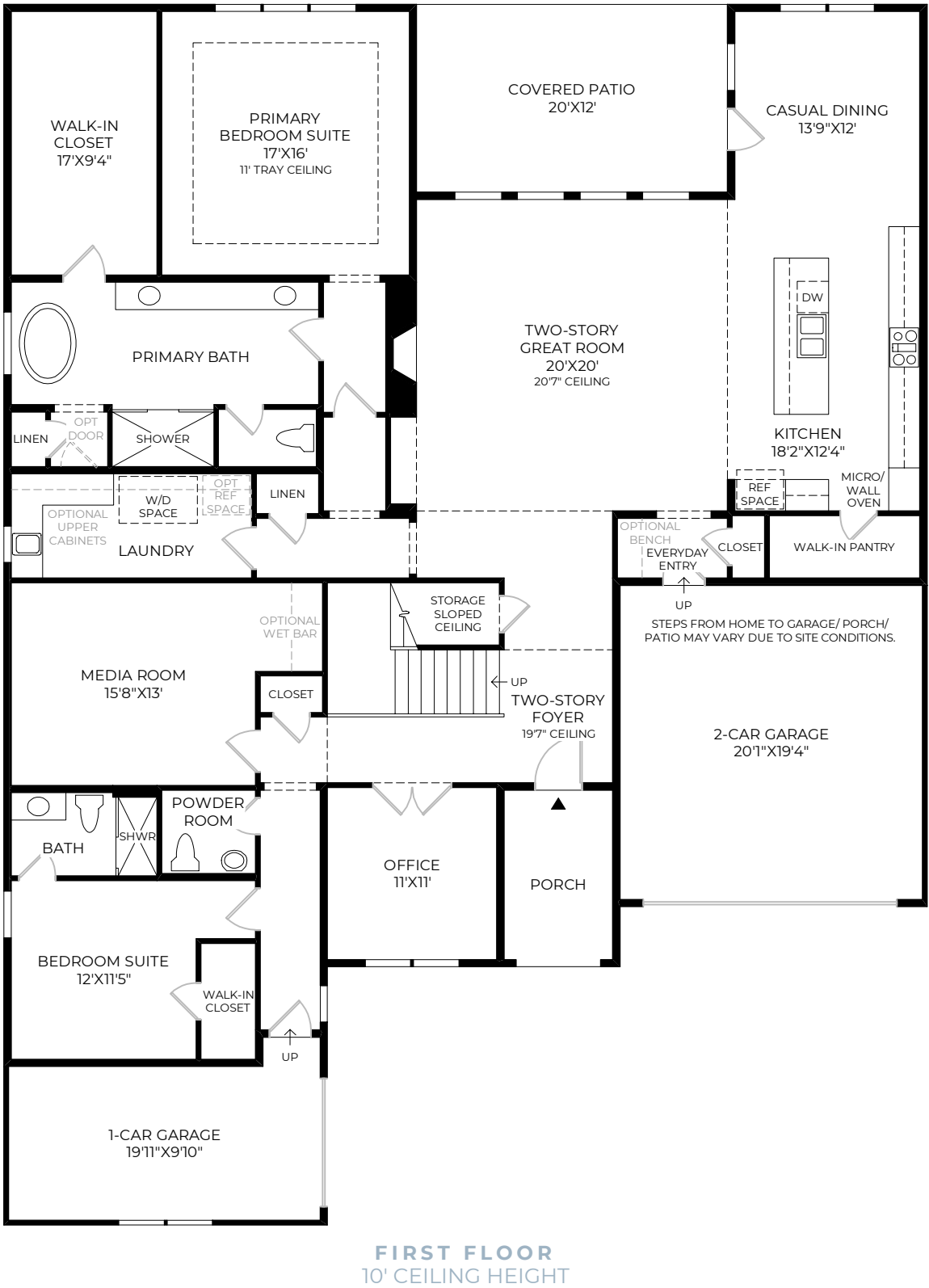
Savannah (District 10)

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in November
- Staff recommends approval as presented
 - Toll Brothers is a reputable builder
 - The attached elevations ensure a minimum level of quality
 - Market demand exists for greater architectural flexibility



SECOND FLOOR
9' CEILING HEIGHT



FIRST FLOOR
10' CEILING HEIGHT

Photographs, renderings, and floor plans are for representational purposes only and may not reflect the exact features or dimensions of your home. All dimensions are subject to field variations. Some design features and options shown may not be offered in your community and may vary by elevation selected. All options to be included in your home must be specified in an Exhibit B to the Agreement of Sale. All Toll Brothers floor plans and designs are copyrighted. All rights reserved and strictly enforced. This is not an offering where prohibited by law. Please see our sales consultant for details.

Todd-7TE Classic-18



Toll Division: Texas Dallas
Artwork Group: Company Master
Garage Configuration: 3 Split
Garage Option:
Date Artwork Created: 07/15/2022 10:21:23 AM
Option(s):

Artwork Region: Texas
Community:
Description:
Artwork Filename: TODD_CLA_TX_3SPE_8048_1.jpg
Date Artwork Modified: 11/08/2022 03:05:14 PM

Todd-7TE Chateau-09



Toll Division: Texas Dallas
Artwork Group: Company Master
Garage Configuration: 3 Split
Garage Option:
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Option(s):

Artwork Region: Texas
Community:
Description:
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Todd-7TE Modern Farmhouse-0P

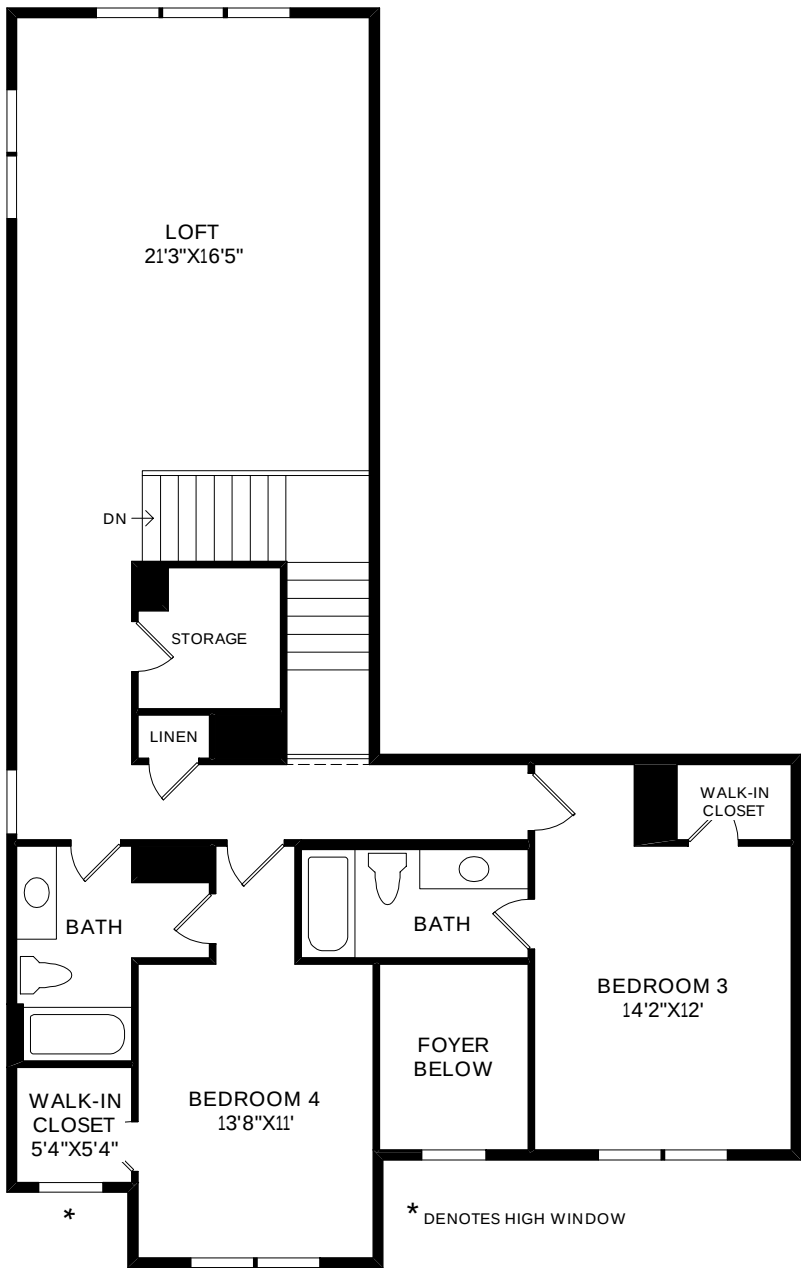


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Artwork Group:	Company Master	Community:	
Garage Configuration:	3 Split	Description:	See attached Community Specific Schemes No Coach Lights
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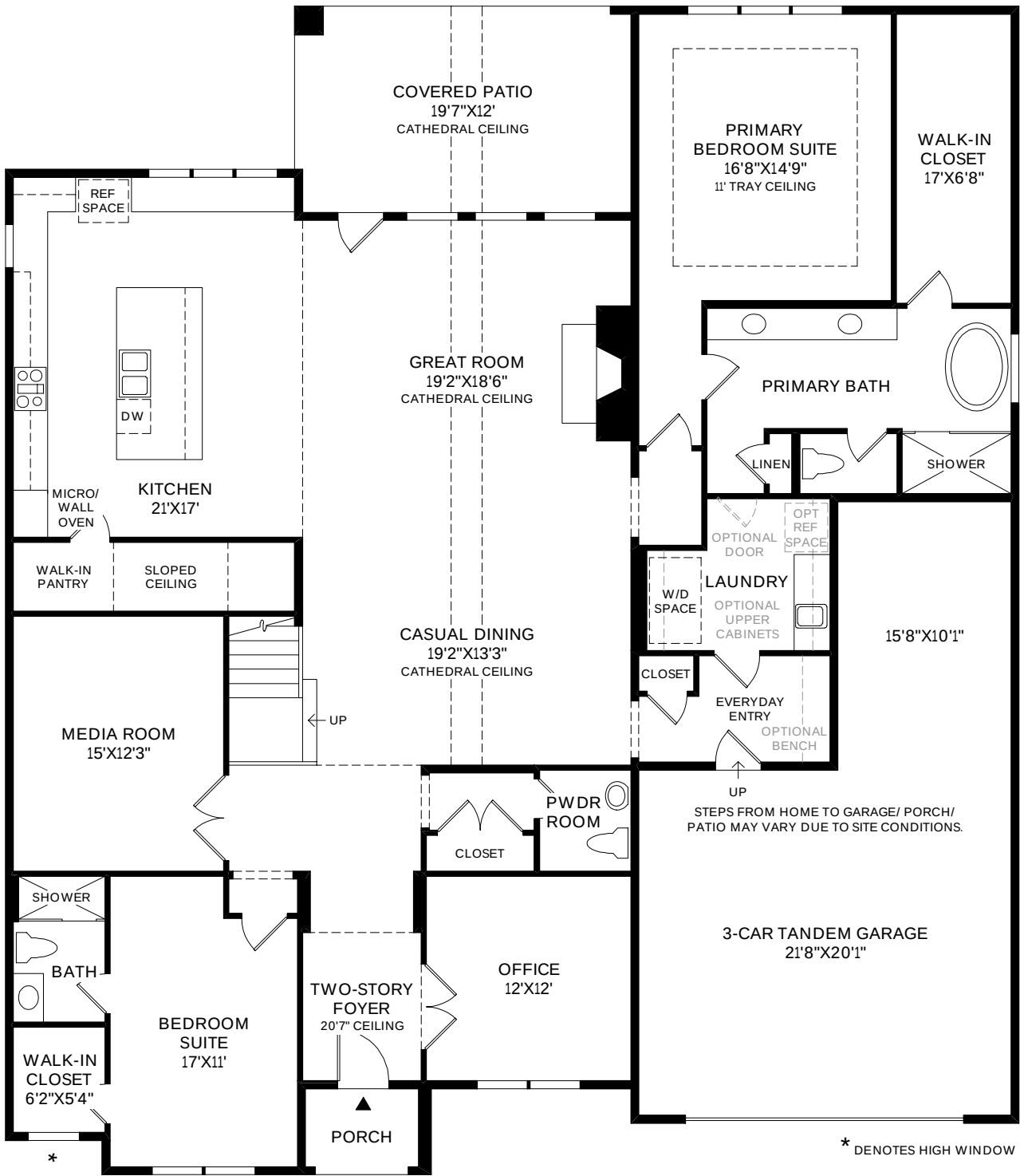
Todd-7TE Hill Country-79



Toll Division:	Texas Dallas	Artwork Region:	Texas
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Option(s):			



SECOND FLOOR
9' CEILING HEIGHT



FIRST FLOOR
10' CEILING HEIGHT

Photographs, renderings, and floor plans are for representational purposes only and may not reflect the exact features or dimensions of your home. All dimensions are subject to field variations. Some design features and options shown may not be offered in your community and may vary by elevation selected. All options to be included in your home must be specified in an Exhibit B to the Agreement of Sale. All Toll Brothers floor plans and designs are copyrighted. All rights reserved and strictly enforced. This is not an offering where prohibited by law. Please see our sales consultant for details.

Bolsins-7T9 Chateau-09



Toll Division:
Artwork Group:
Garage Configuration:
Garage Option:
Date Artwork Created:
Option(s):

Texas Dallas
Company Master
3 Front Entry
08/19/2022 12:36:08 PM

Artwork Region:
Community:
Description:
Artwork Filename:
Date Artwork Modified:

Texas
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08/08/2024 01:41:31 PM

Bolsins-7T9 Transitional-0A



Toll Division: Texas Dallas
Artwork Group: Company Master
Garage Configuration: 3 Front Entry
Garage Option:
Date Artwork Created: 08/19/2022 12:36:08 PM
Option(s):

Artwork Region: Texas
Community:
Description:
Artwork Filename: BLSN_TRN_TX_2FE-T_8048_2.jpg
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Bolsins-7T9 Tudor-63



Toll Division:	Texas Dallas	Artwork Region:	Texas
Artwork Group:	Non-Master	Community:	
Garage Configuration:	3 Front Entry	Description:	See attached Community Specific Schemes No Coach Lights
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Option(s):			

Bolsins-7T9 Hill Country-79



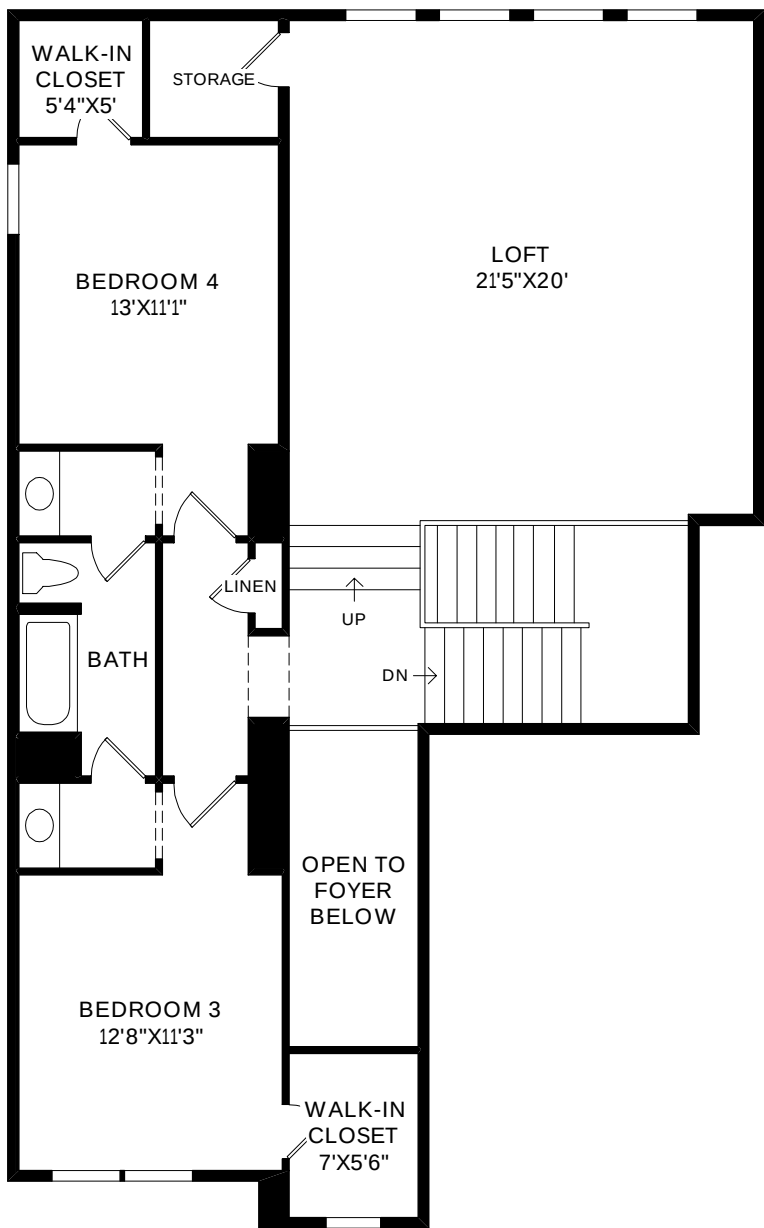
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Artwork Group: Non-Master
Garage Configuration: 3 Front Entry
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Option(s):

Artwork Region: Texas
Community:
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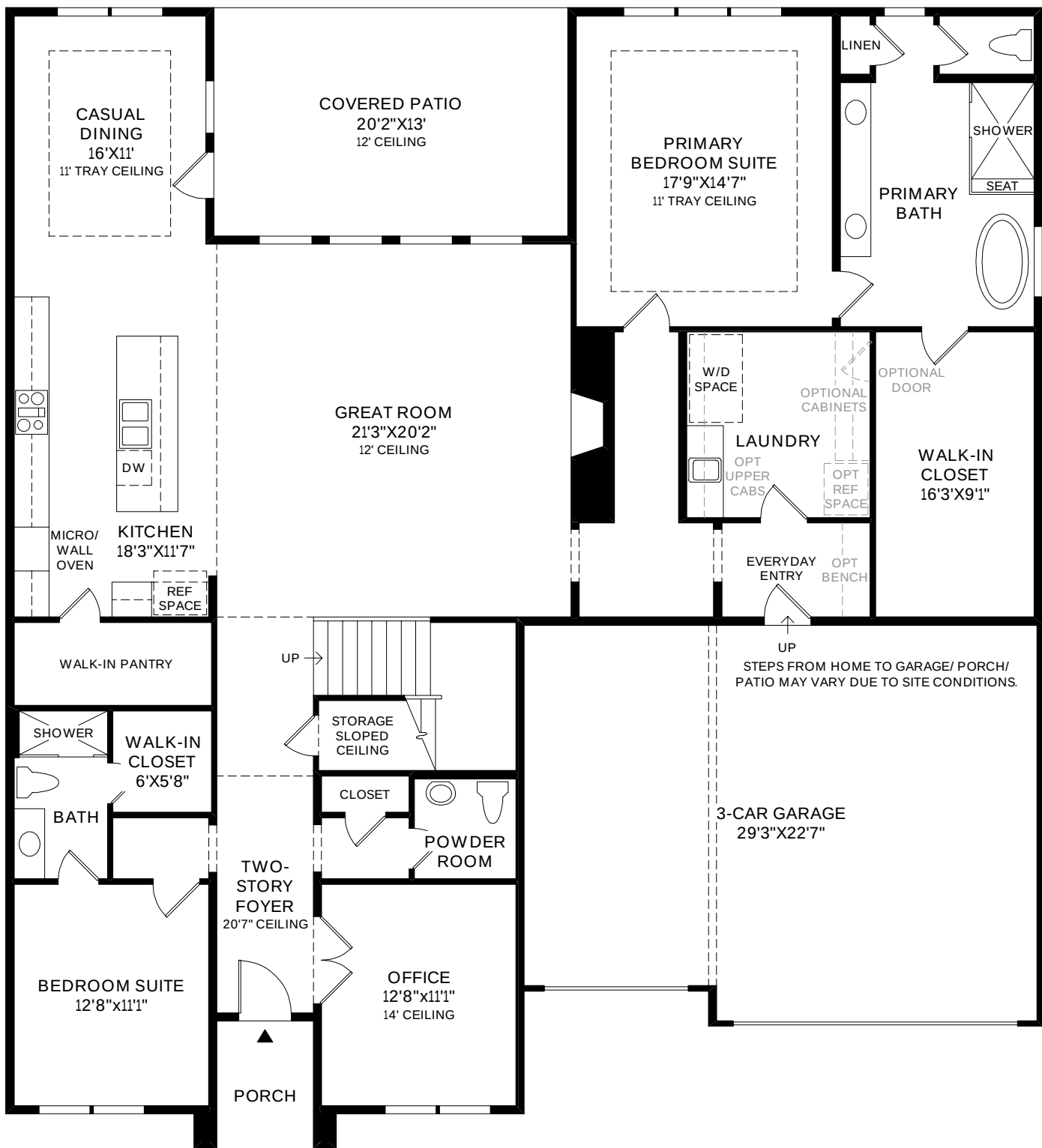
Bolsins-7T9 Modern Farmhouse-0P



Toll Division:	Texas Dallas	Artwork Region:	Texas
Artwork Group:	Non-Master	Community:	
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Date Artwork Created:	05/15/2023 04:07:22 PM	Date Artwork Modified:	02/22/2024 04:31:27 PM
Option(s):			



SECOND FLOOR
9' CEILING HEIGHT



FIRST FLOOR
10' CEILING HEIGHT

Hillman-7TA Classic-18



Toll Division:
Artwork Group:
Garage Configuration:
Garage Option:
Date Artwork Created:
Option(s):

Texas Dallas
Company Master
3 Front Entry

07/19/2022 10:14:16 AM

Artwork Region:
Community:
Description:
Artwork Filename:
Date Artwork Modified:

Texas

HLMN_CLA_TX_3FE_8048_2.jpg
07/22/2024 02:16:33 PM

Hillman-7TA Chateau-09



Toll Division: Texas Dallas
Artwork Group: Company Master
Garage Configuration: 3 Front Entry
Garage Option:
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Option(s):

Artwork Region: Texas
Community:
Description:
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Date Artwork Modified: 07/22/2024 02:16:33 PM

Hillman-7TA Transitional-0A



Toll Division: Texas Dallas
Artwork Group: Company Master
Garage Configuration: 3 Front Entry
Garage Option:
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Option(s):

Artwork Region: Texas
Community:
Description:
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Date Artwork Modified: 07/22/2024 02:16:33 PM

Hillman-7TA Modern Farmhouse-0P



Toll Division: Texas Dallas
Artwork Group: Company Master
Garage Configuration: 3 Front Entry
Garage Option:
Date Artwork Created: 11/22/2023 11:42:57 AM
Option(s):

Artwork Region: Texas
Community:
Description: Texas scheme 21
Artwork Filename: HLMN_MODF_TX_3FE_1.jpg
Date Artwork Modified:



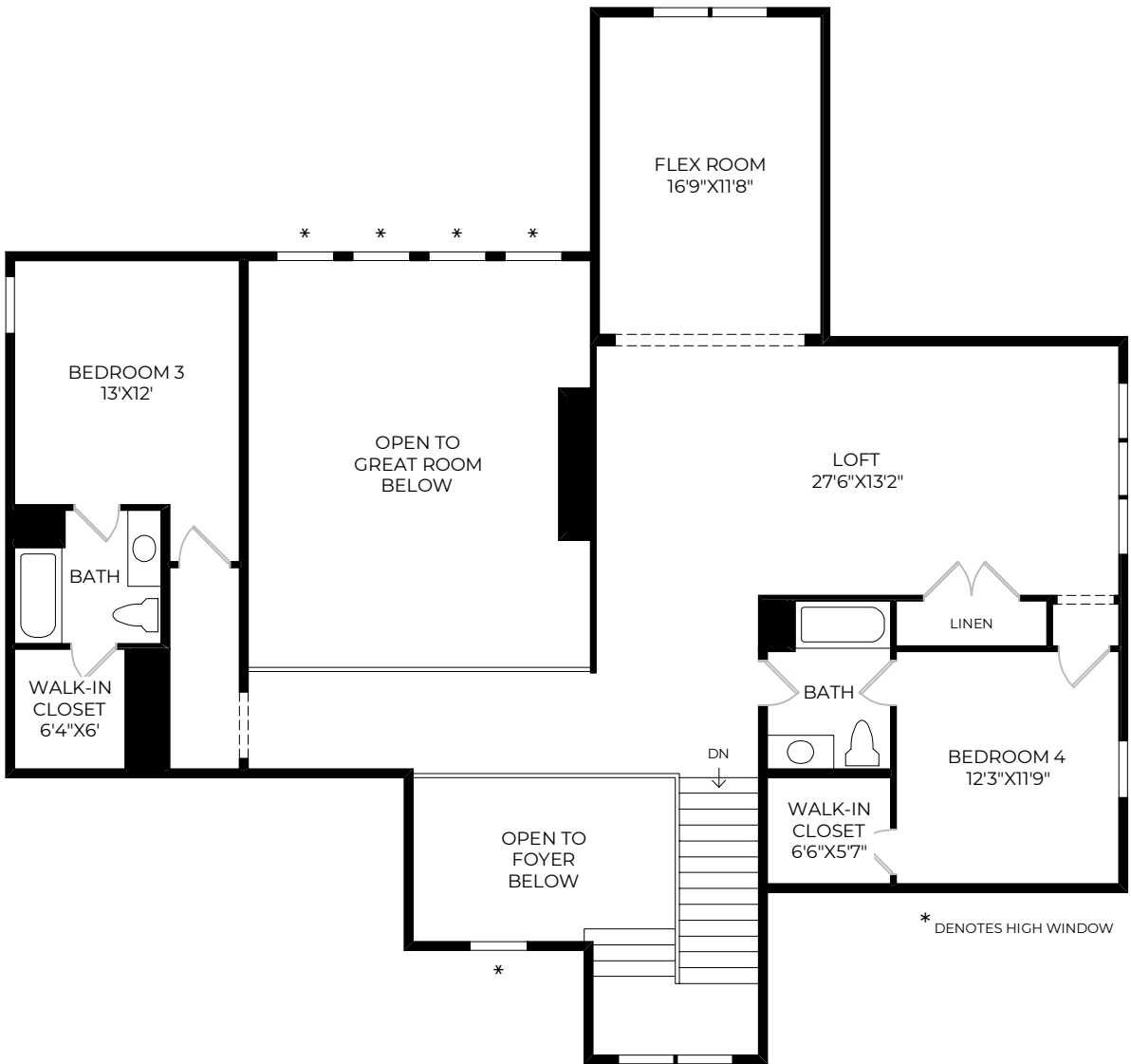
4-5



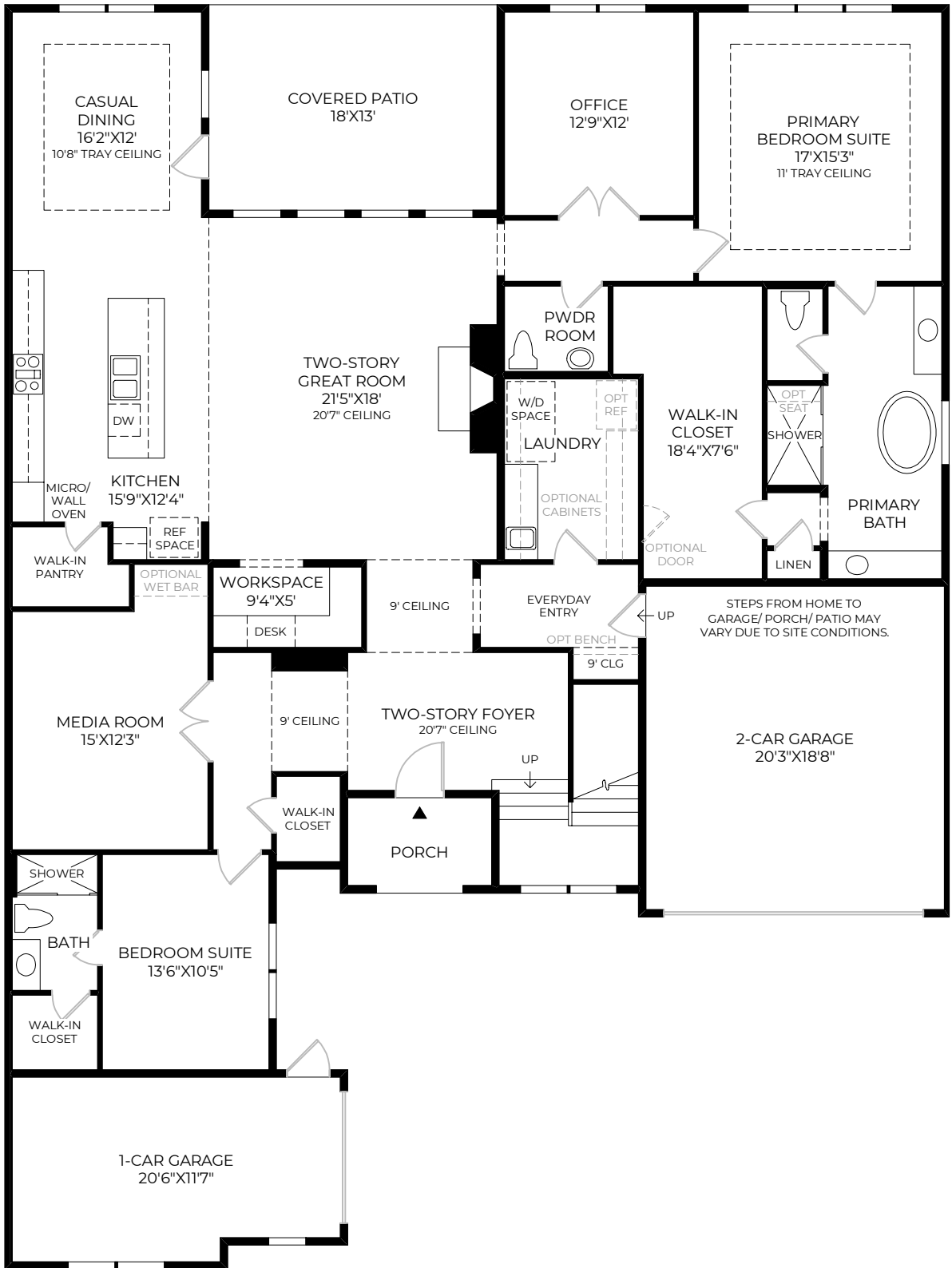
4½



3



SECOND FLOOR
9' CEILING HEIGHT



FIRST FLOOR
10' CEILING HEIGHT

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Kenney-7TB Chateau-09



Toll Division: Texas Dallas
Artwork Group: Company Master
Garage Configuration: 3 Split
Garage Option:
Date Artwork Created: 07/19/2022 10:19:15 AM
Option(s):

Artwork Region: Texas
Community:
Description:
Artwork Filename: KNNY_CHA_TX_3SPE_8048_2.jpg
Date Artwork Modified: 02/26/2024 11:27:29 AM

Kenney-7TB Classic-18



Toll Division: Texas Dallas
Artwork Group: Company Master
Garage Configuration: 3 Split
Garage Option:
Date Artwork Created: 07/19/2022 10:19:15 AM
Option(s):

Artwork Region: Texas
Community:
Description:
Artwork Filename: KNNY_CLA_TX_3SPE_8048_2.jpg
Date Artwork Modified: 02/26/2024 11:27:29 AM

Kenney-7TB Transitional-0A



Toll Division: Texas Dallas
Artwork Group: Company Master
Garage Configuration: 3 Split
Garage Option:
Date Artwork Created: 07/19/2022 10:19:15 AM
Option(s):

Artwork Region: Texas
Community:
Description:
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Date Artwork Modified: 02/26/2024 11:27:29 AM

Kenney-7TB Hill Country-79



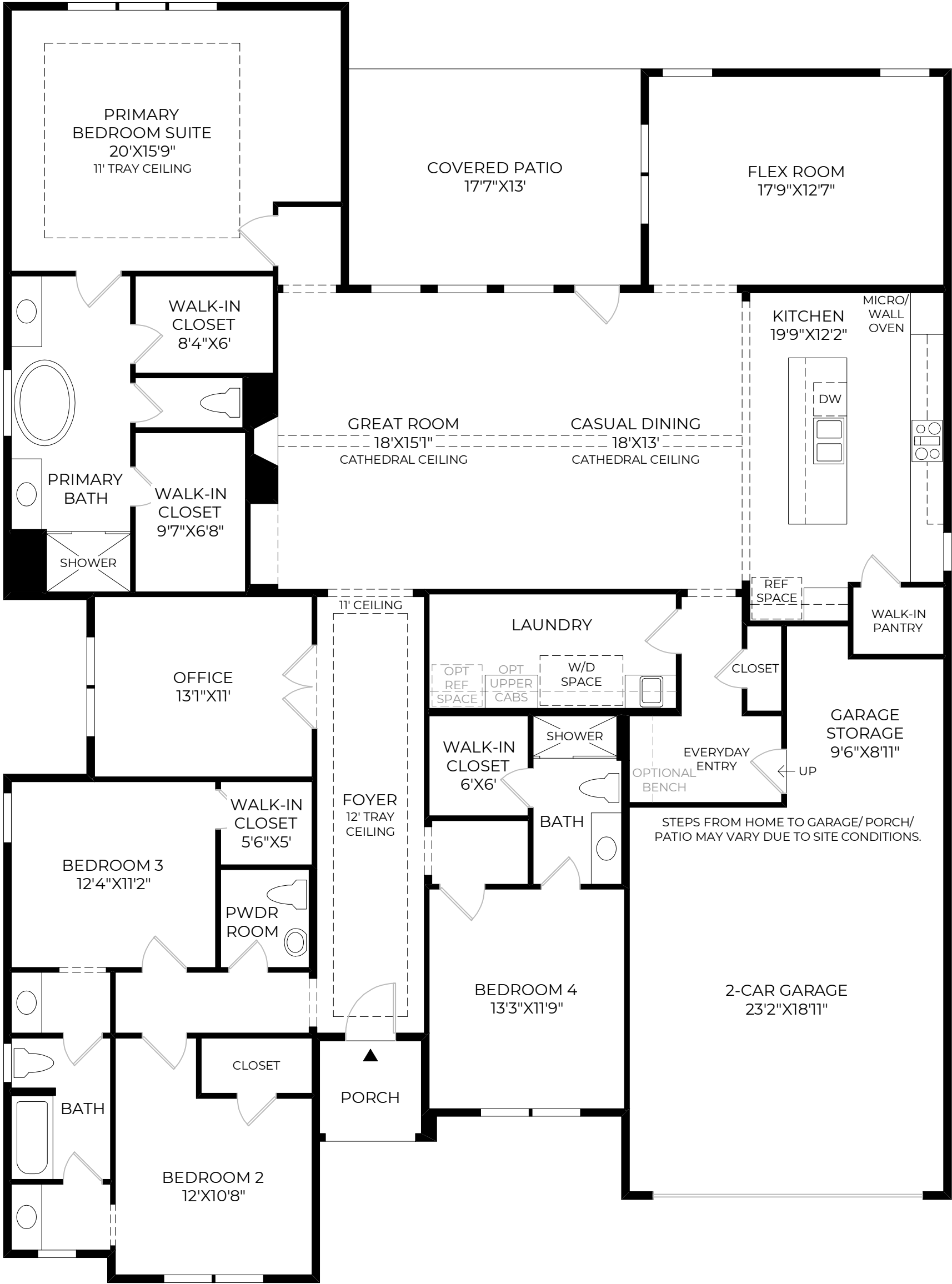
Toll Division: Texas Dallas
Artwork Group: Non-Master
Garage Configuration: 3 Split
Garage Option:
Date Artwork Created: 05/22/2023 10:42:16 AM
Option(s):

Artwork Region: Texas
Community:
Description: See attached Community Specific Schemes No Coach Lights
Artwork Filename: KNNY_HLC_TX_3SPE_8741_2.jpg
Date Artwork Modified: 02/22/2024 10:53:14 AM

Kenney-7TB Modern Farmhouse-0P



Toll Division:	Texas Dallas	Artwork Region:	Texas
Artwork Group:	Non-Master	Community:	
Garage Configuration:	3 Split	Description:	See attached Community Specific Schemes No Coach Lights
Garage Option:		Artwork Filename:	KNNY_MODF_TX_3SPE_8741_2.jpg
Date Artwork Created:	05/22/2023 10:42:16 AM	Date Artwork Modified:	02/22/2024 10:53:14 AM
Option(s):			



FLOOR PLAN
10' CEILING HEIGHT

Photographs, renderings, and floor plans are for representational purposes only and may not reflect the exact features or dimensions of your home. All dimensions are subject to field variations. Some design features and options shown may not be offered in your community and may vary by elevation selected. All options to be included in your home must be specified in an Exhibit B to the Agreement of Sale. All Toll Brothers floor plans and designs are copyrighted. All rights reserved and strictly enforced. This is not an offering where prohibited by law. Please see our sales consultant for details.

Neece-7TD Chateau-09



Toll Division:
Artwork Group:
Garage Configuration:
Garage Option:
Date Artwork Created:
Option(s):

Texas Dallas
Company Master
2 Front Entry
08/19/2022 01:39:58 PM

Artwork Region:
Community:
Description:
Artwork Filename:
Date Artwork Modified:

Texas
NECE_CHA_TX_2FE_8048_2.jpg
01/03/2024 04:32:33 PM

Neece-7TD Transitional-0A



Toll Division:
Artwork Group:
Garage Configuration:
Garage Option:
Date Artwork Created:
Option(s):

Texas Dallas
Company Master
2 Front Entry
08/19/2022 01:39:58 PM

Artwork Region:
Community:
Description:
Artwork Filename:
Date Artwork Modified:

Texas
NECE_TRN_TX_2FE_8048_2.jpg
01/03/2024 04:32:33 PM

Neece-7TD Modern Farmhouse-0P



Toll Division: Texas Dallas
Artwork Group: Non-Master

Garage Configuration: 2 Front Entry

Garage Option:
Date Artwork Created: 02/13/2024 10:07:40 AM
Option(s):

Artwork Region: Texas
Community:

Description:

Artwork Filename: NECE_MODF_TX_2FE_8940_1.jpg
Date Artwork Modified: 08/13/2024 02:03:35 PM

Roof: Charcoal Metal Roof: Matte Black Door: Black, 4080
3/4 Lite Clear Glass Siding: Pure White SW7005 Trim:
Pure White SW7005 Garage Stain: Espresso Garage door
style: 114 Stone: Smoke Lueders Saw Cut Windows:
Bronze

Neece-7TD Hill Country-79



Toll Division: Texas Dallas
Artwork Group: Non-Master

Garage Configuration: 2 Front Entry

Garage Option:
Date Artwork Created: 02/13/2024 10:07:40 AM
Option(s):

Artwork Region: Texas
Community:

Description:

Artwork Filename: NECE_HLC_TX_2FE_8940_1.jpg
Date Artwork Modified: 08/13/2024 02:03:35 PM

Roof: Charcoal Metal Roof: Matte Black Stone: Austin Saw
Cut Siding: Snowbound SW7004 Trim: Snowbound
SW7004 Door: Espresso, Door Style: Glass Frosted,
Contemporary 5-Lite Windows: White Cedar Posts:
Espresso Garage Door Stain: Espresso



CLASSIC



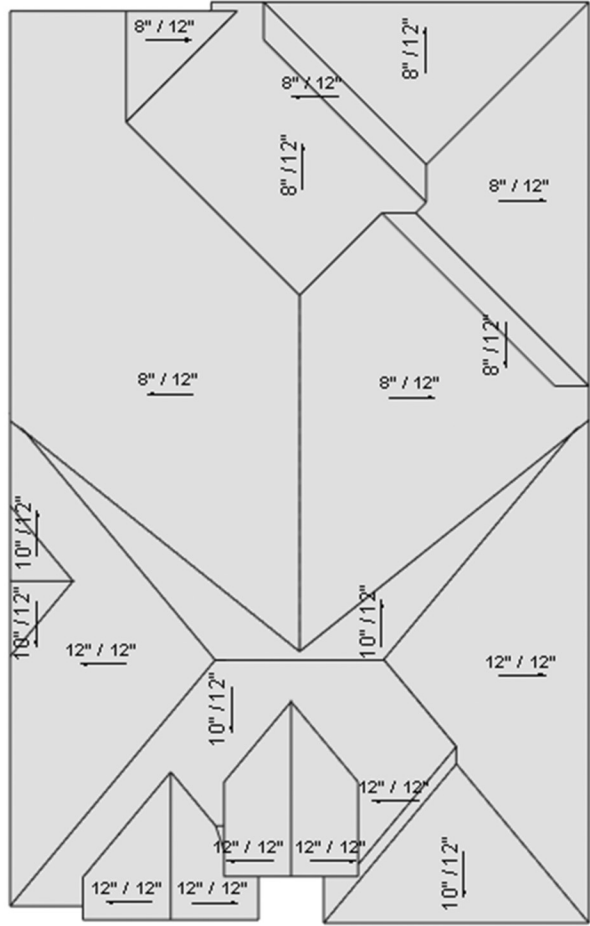
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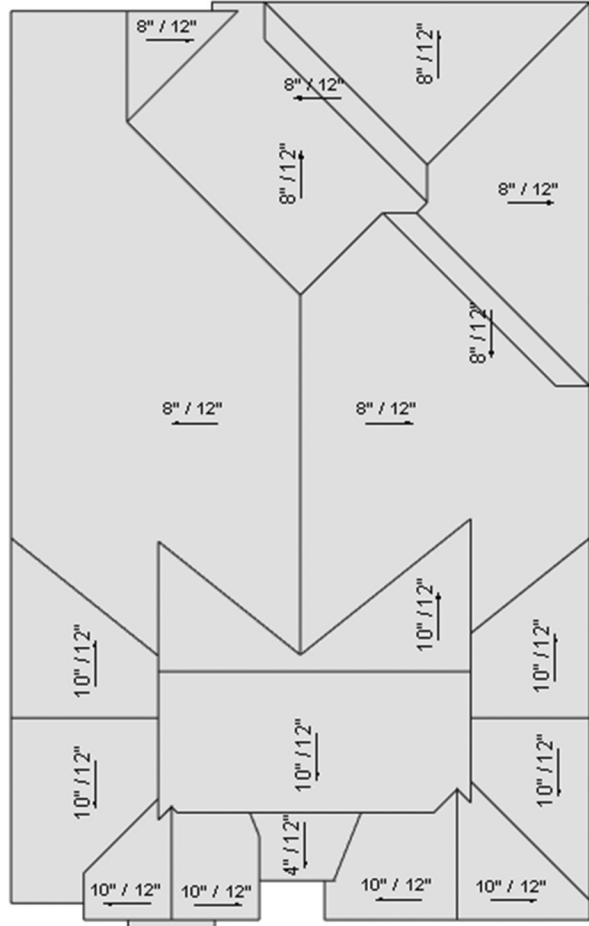
MODERN FARMHOUSE



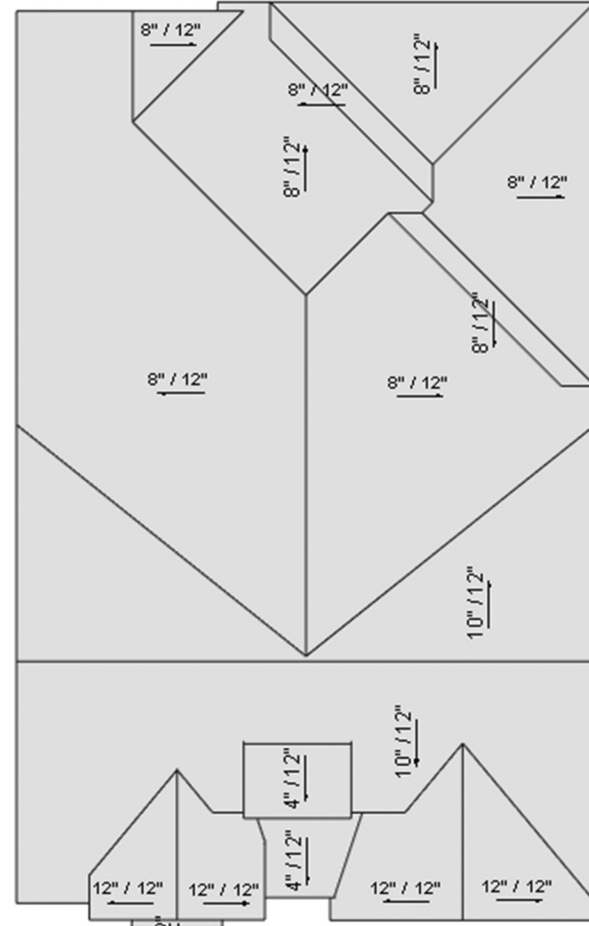
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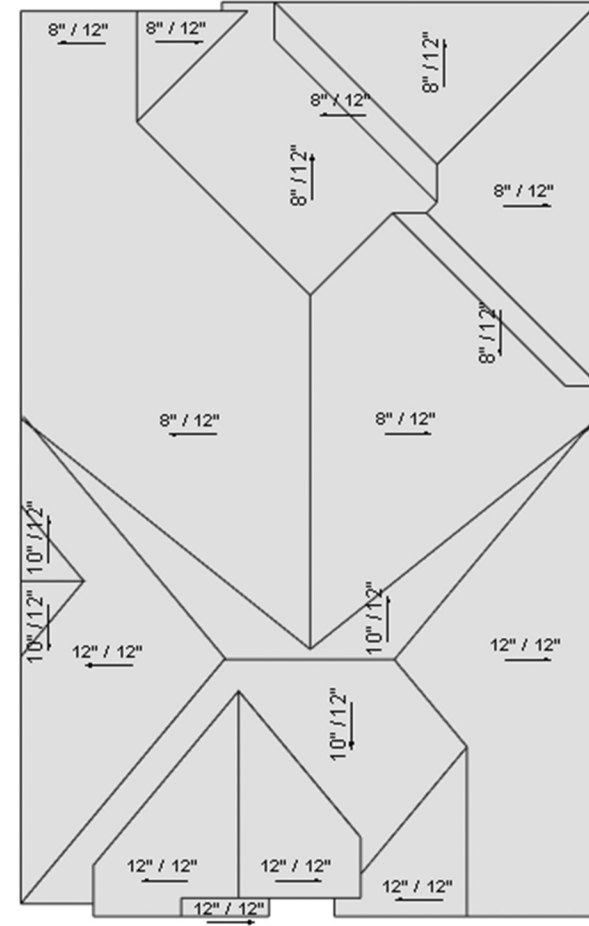
CLASSIC



HILL COUNTRY



MODERN FARMHOUSE



TRANSITIONAL



CLASSIC



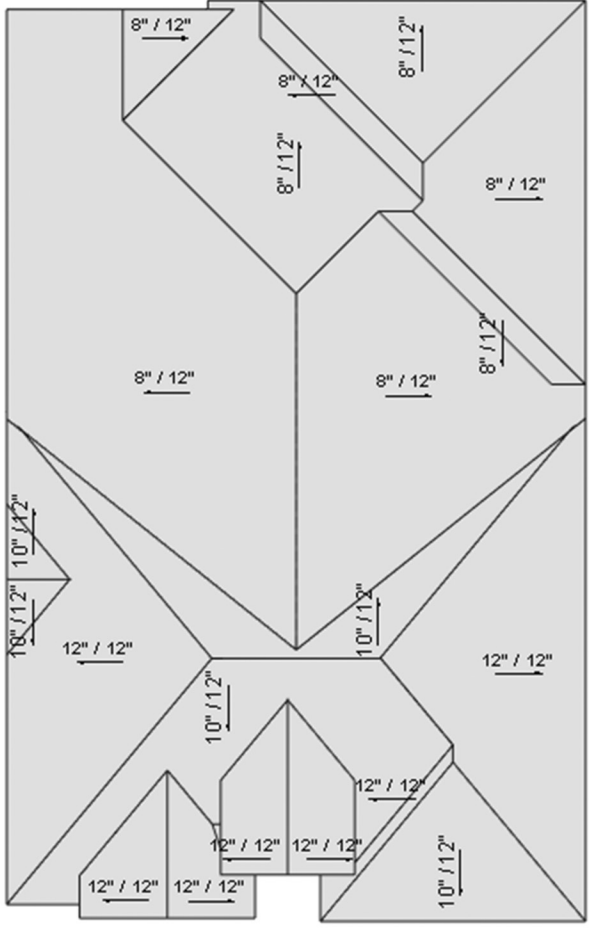
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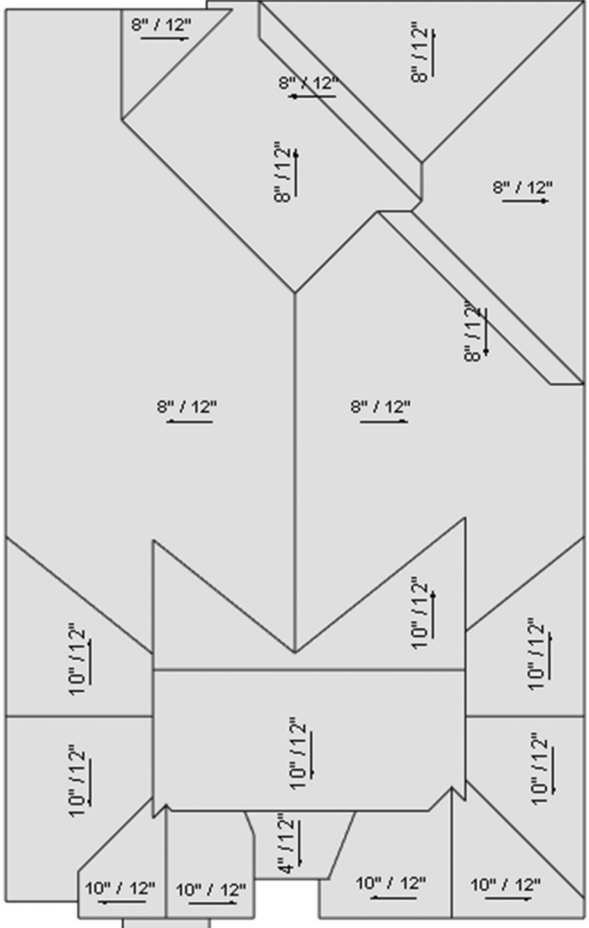
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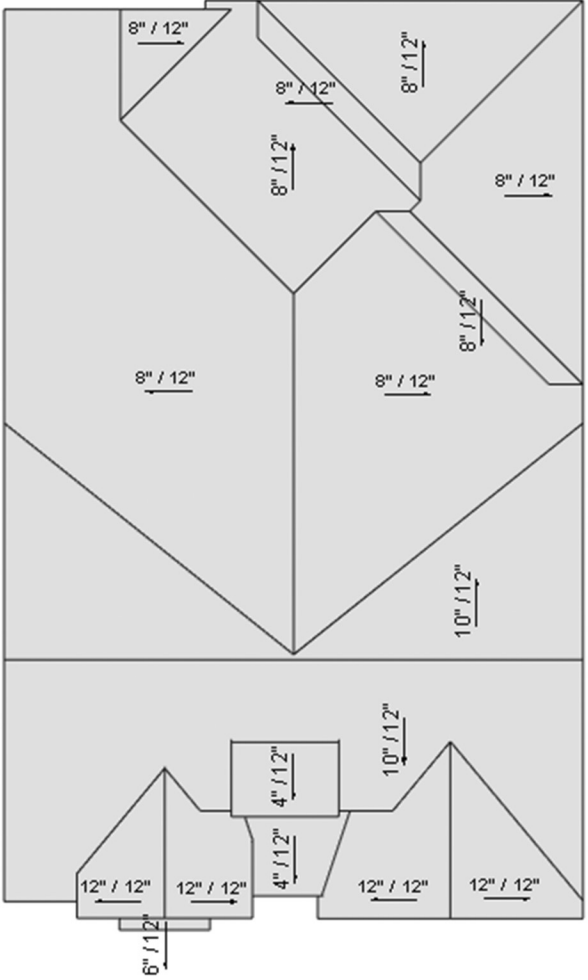
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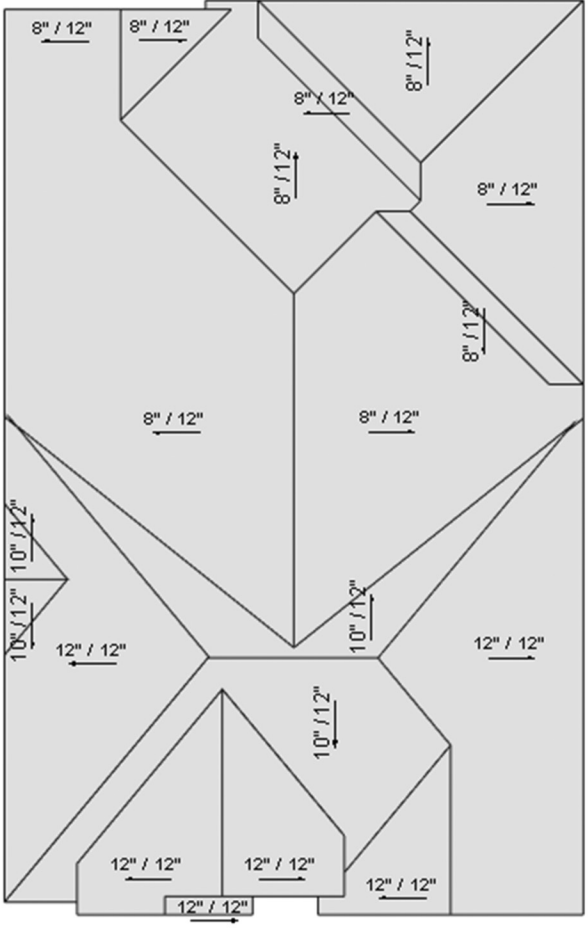
CLASSIC



HILL COUNTRY



MODERN FARMHOUSE



TRANSITIONAL



CLASSIC



HILL COUNTRY



MODERN FARMHOUSE



TRANSITIONAL

04-23-2024

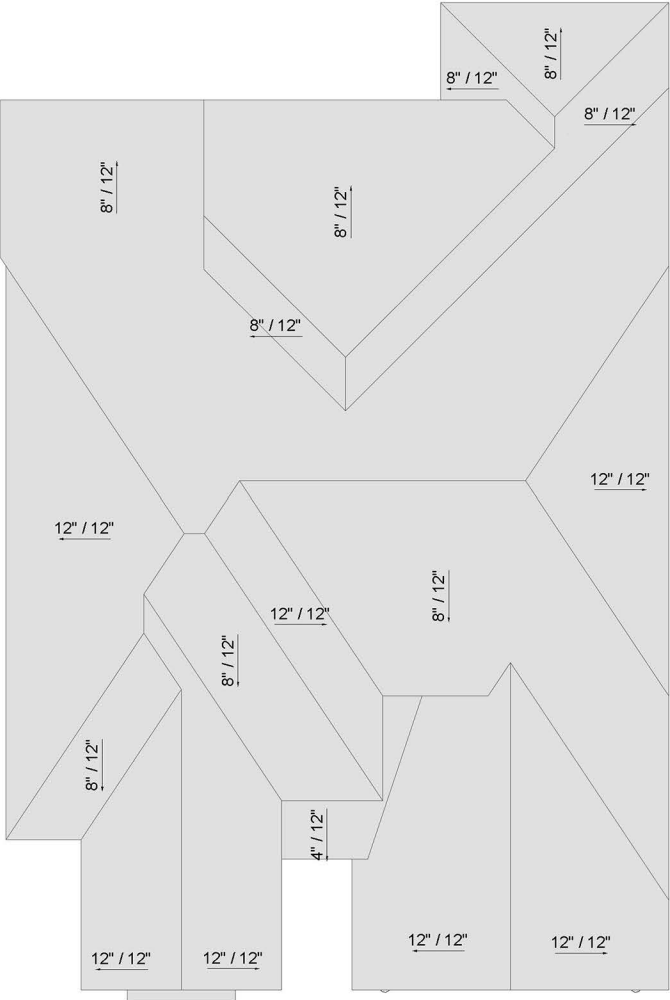
Toll Brothers

FLORIAN (SALADO)

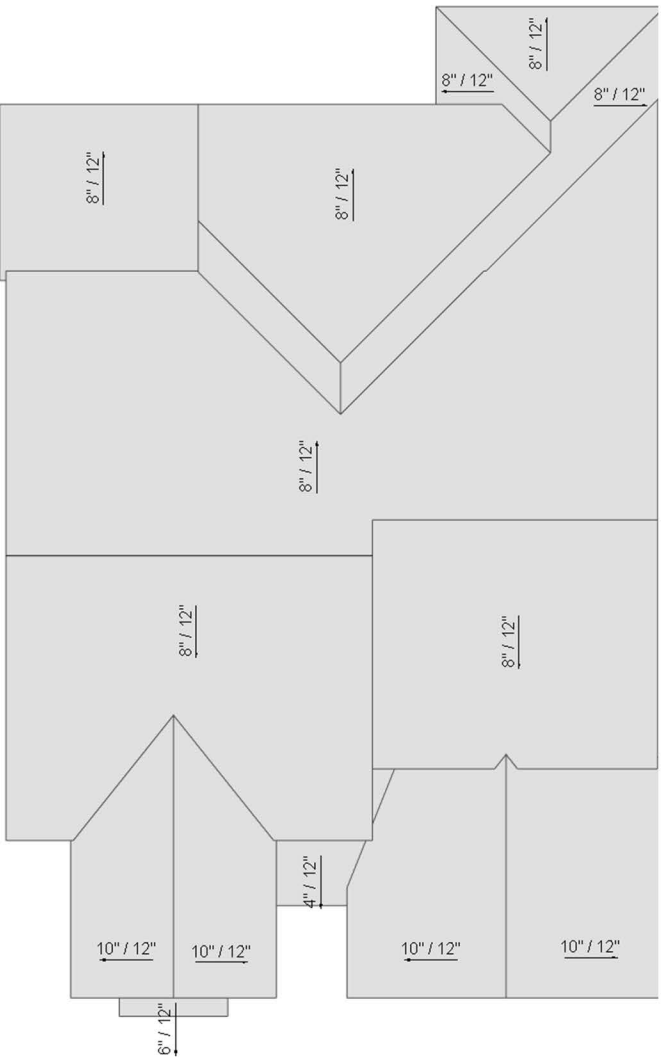
ELEVATIONS

RANCH AT UPTOWN 60s

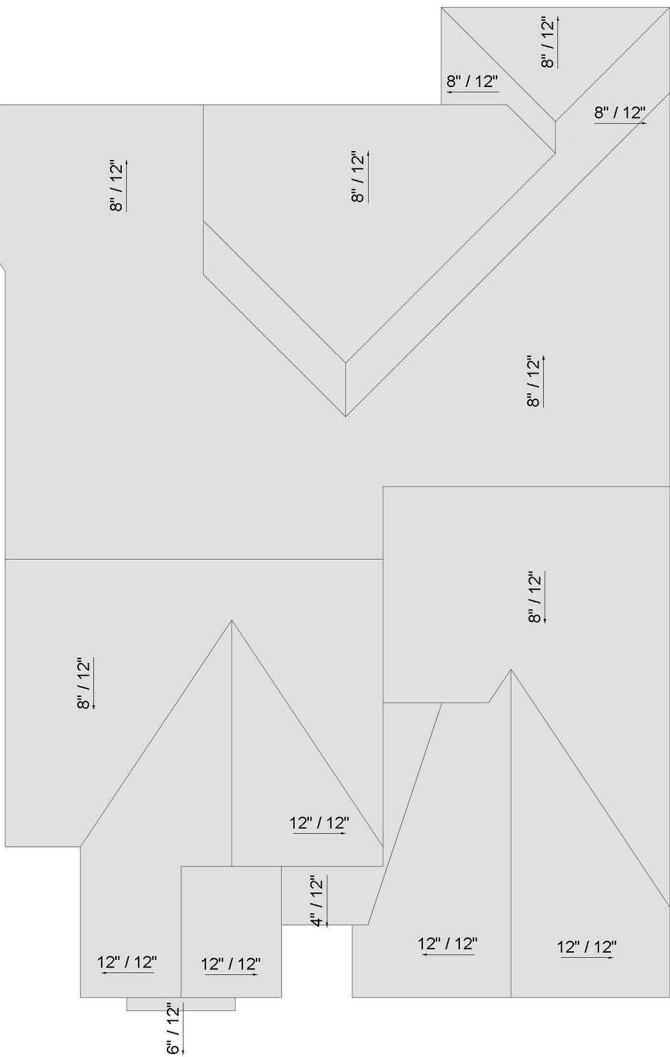
DALLAS, TX



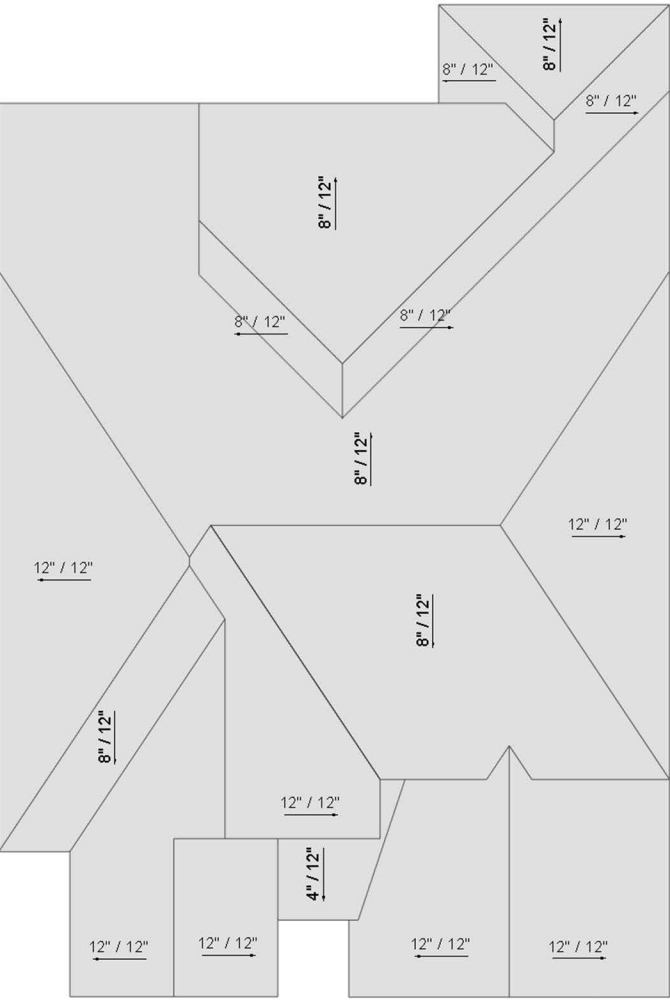
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HILL COUNTRY



MODERN FARMHOUSE



TRANSITIONAL



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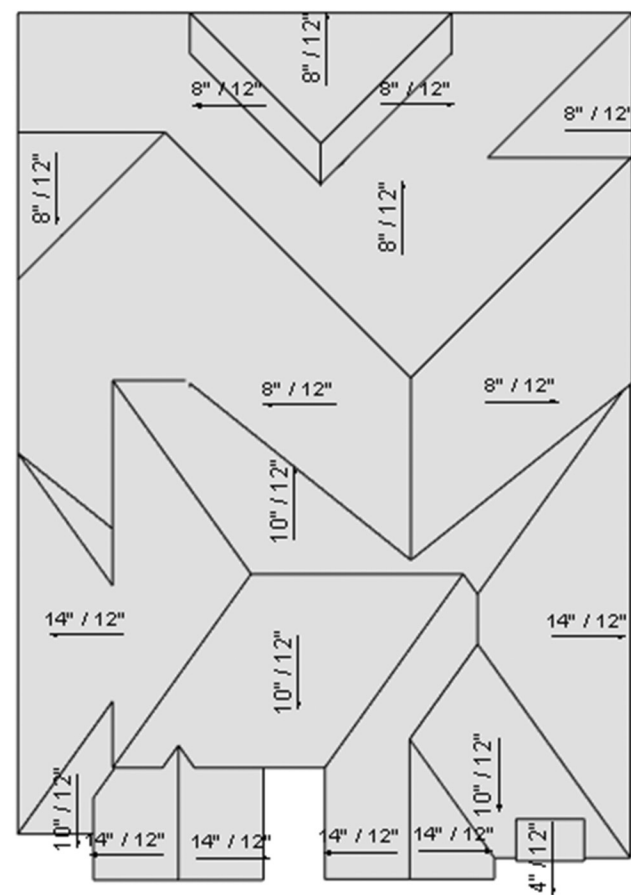
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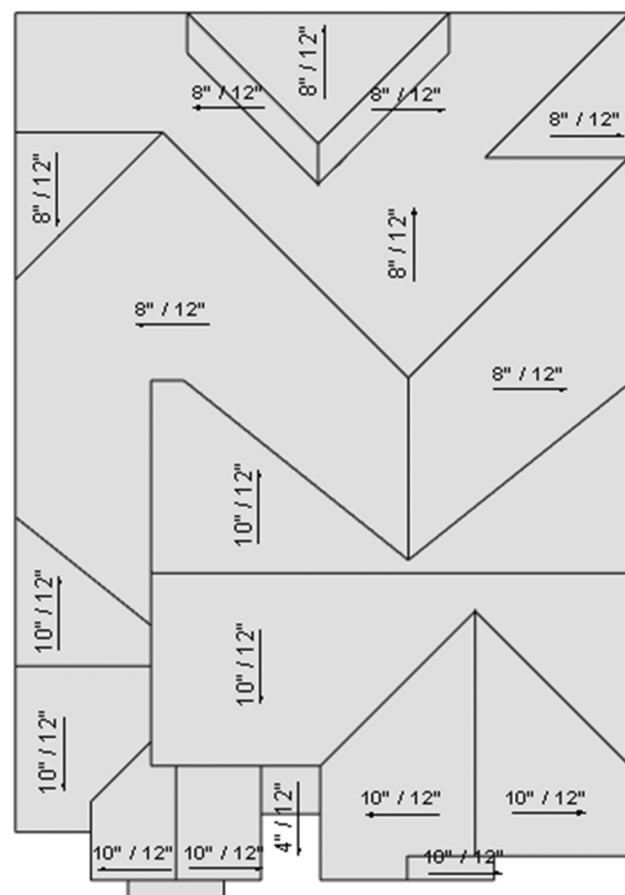
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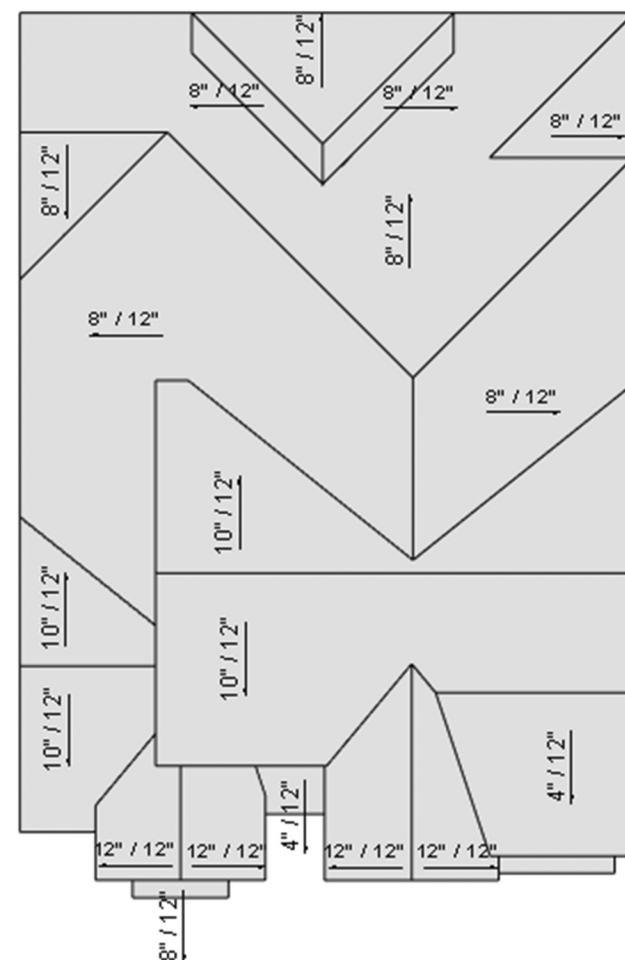
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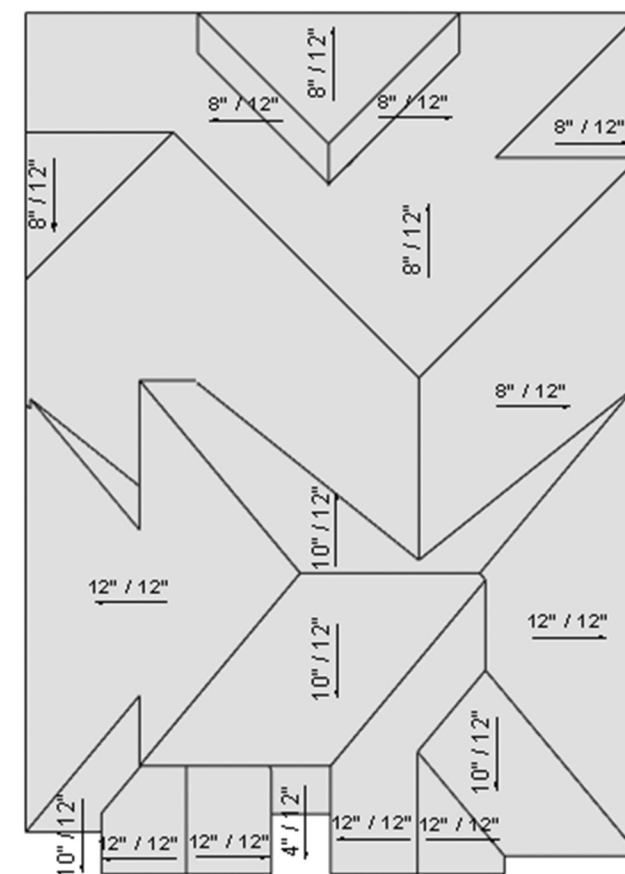
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HILL COUNTRY



MODERN FARMHOUSE



TRANSITIONAL



CLASSIC



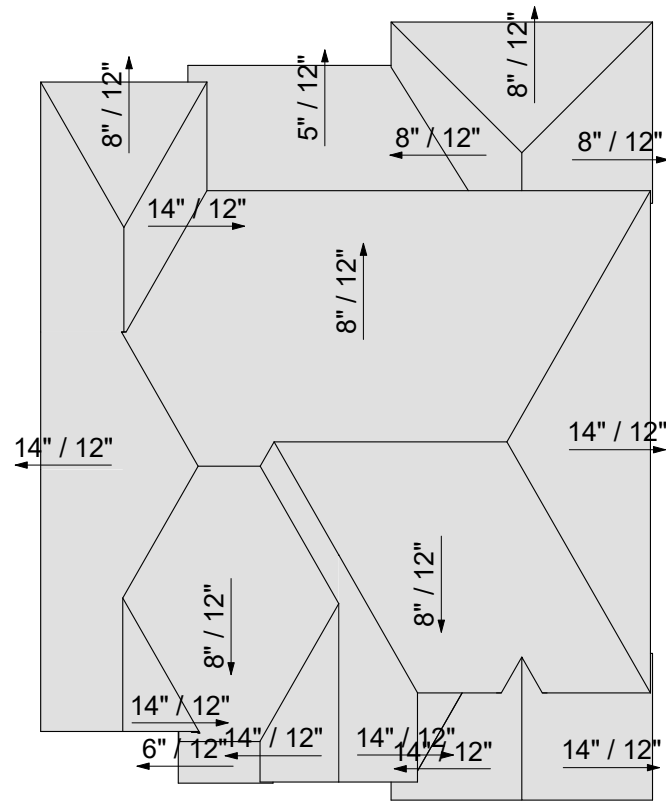
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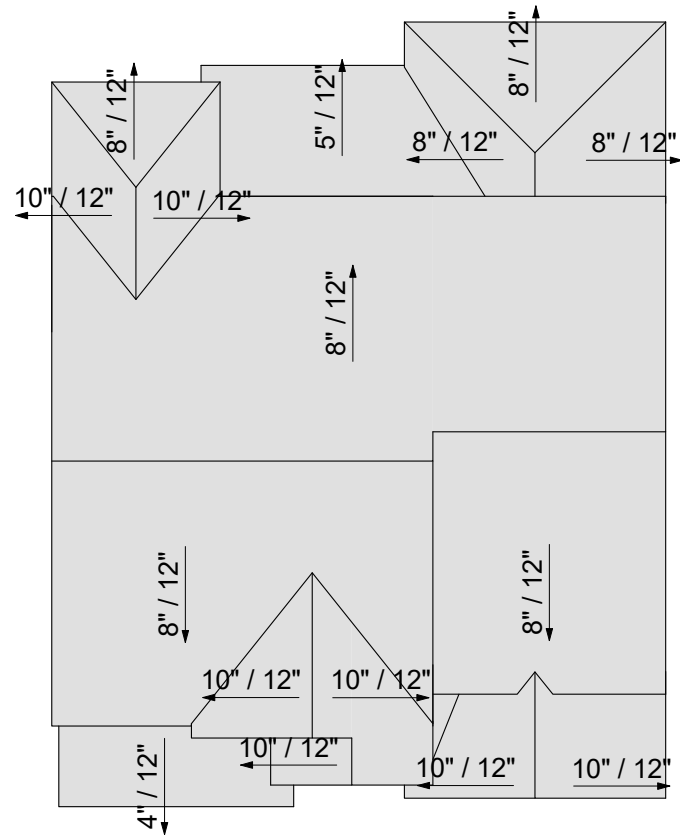
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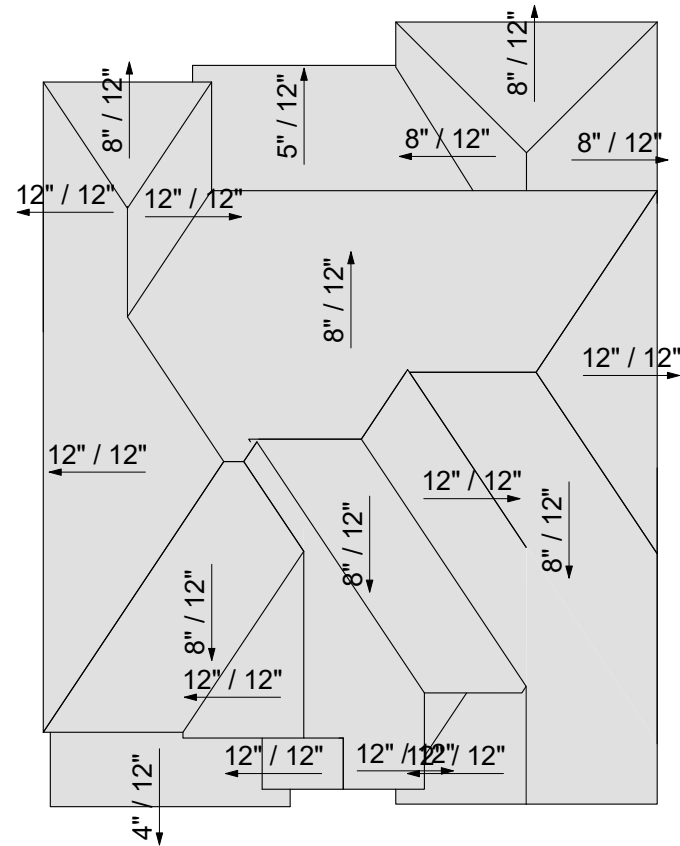
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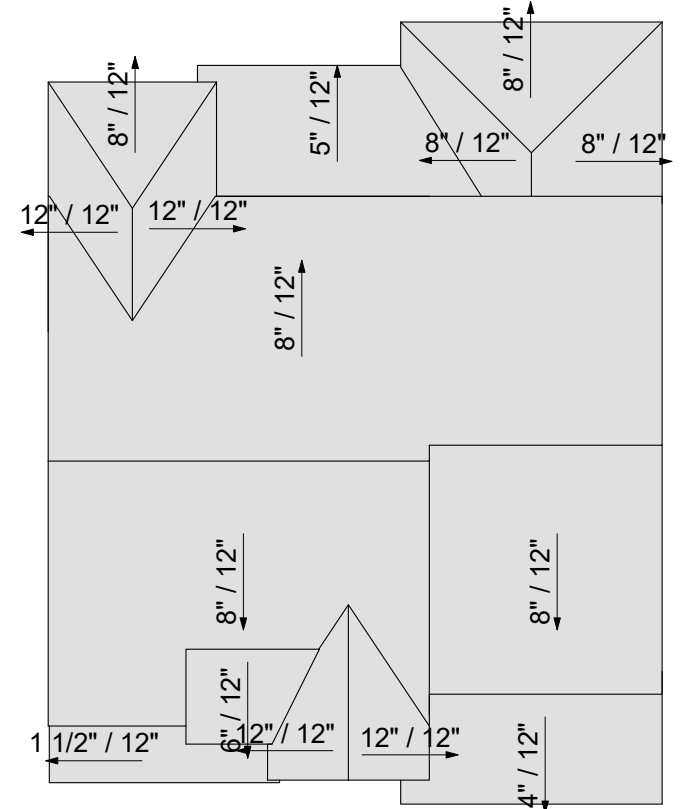
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HILL COUNTRY



MODERN FARMHOUSE



TRANSITIONAL



CLASSIC



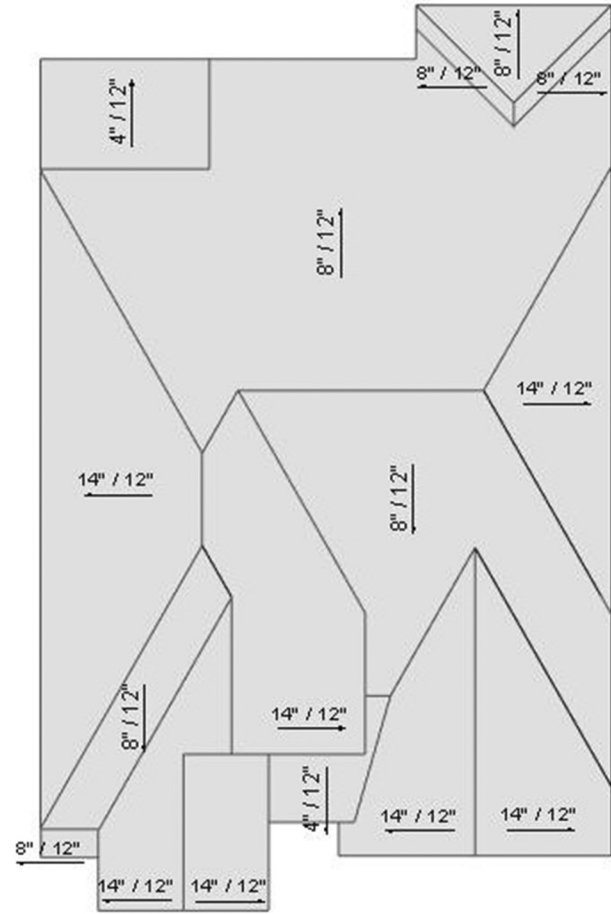
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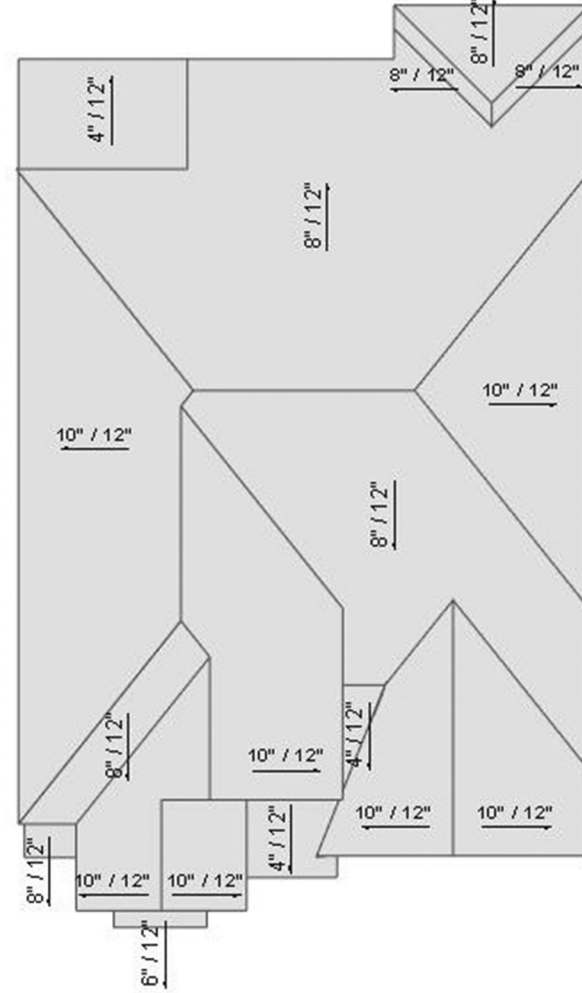
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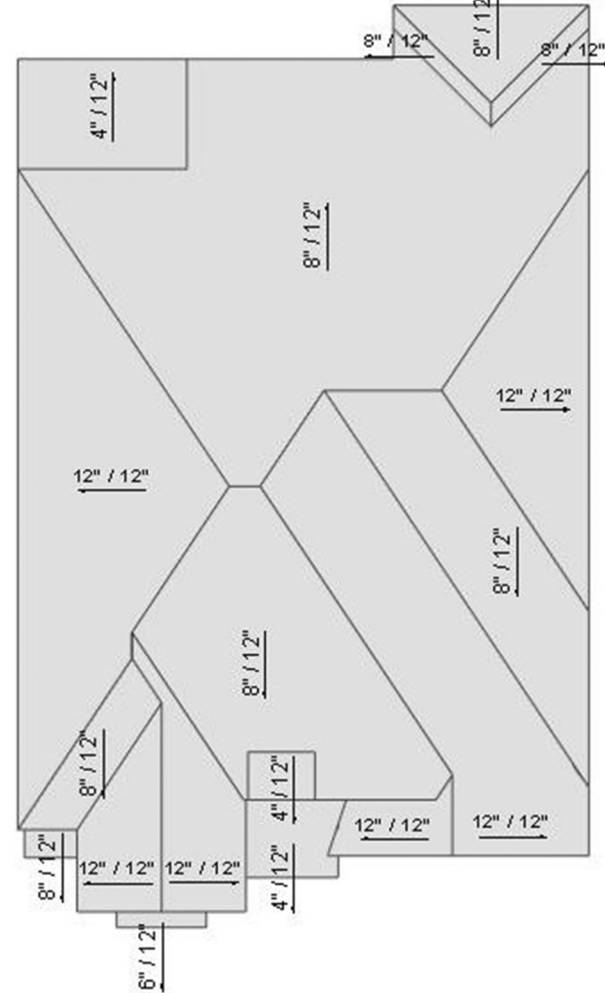
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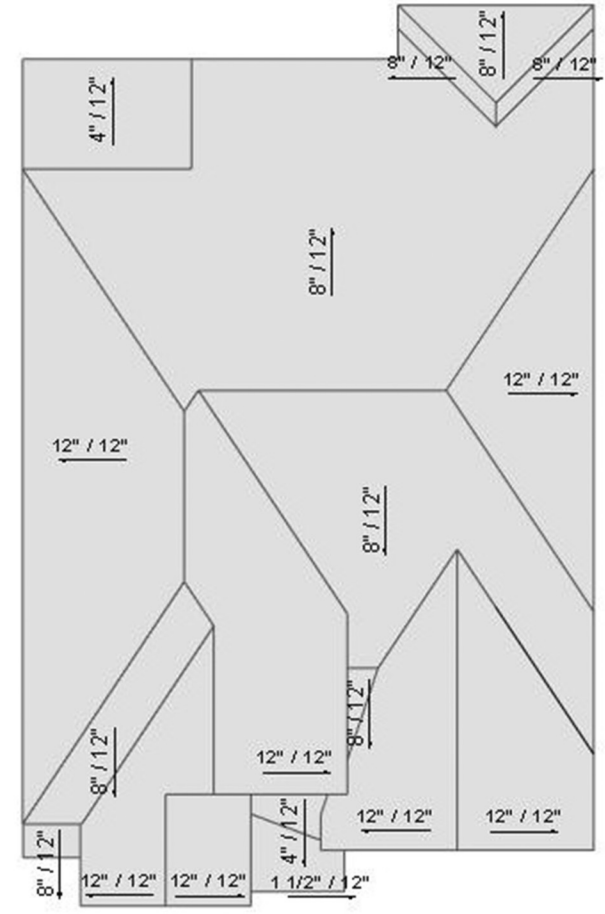
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HILL COUNTRY



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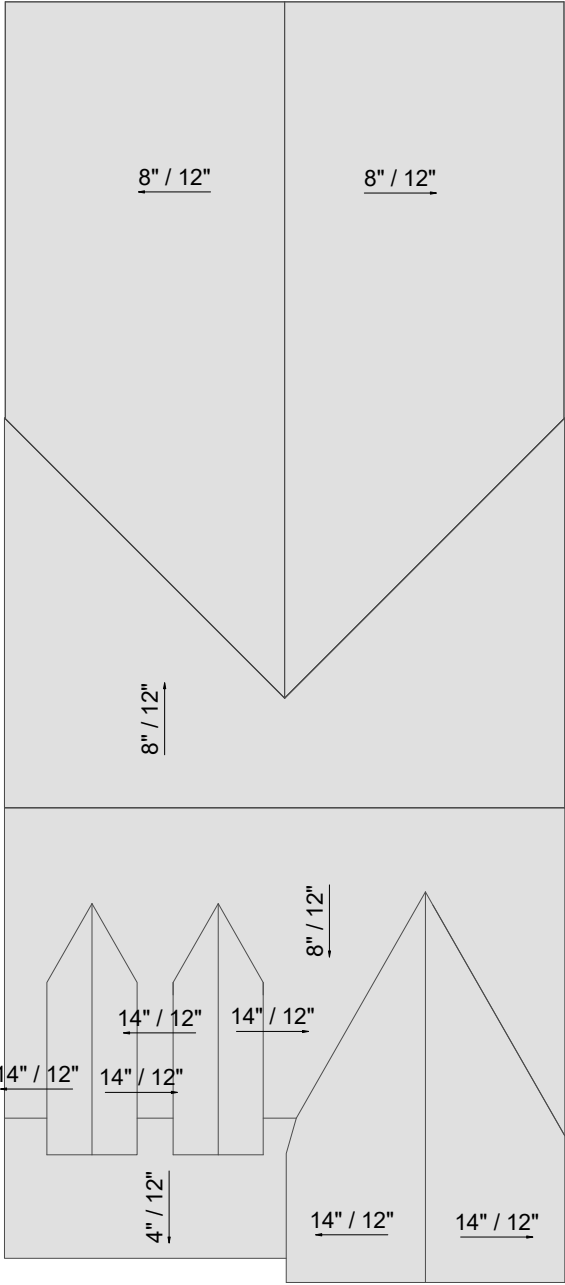
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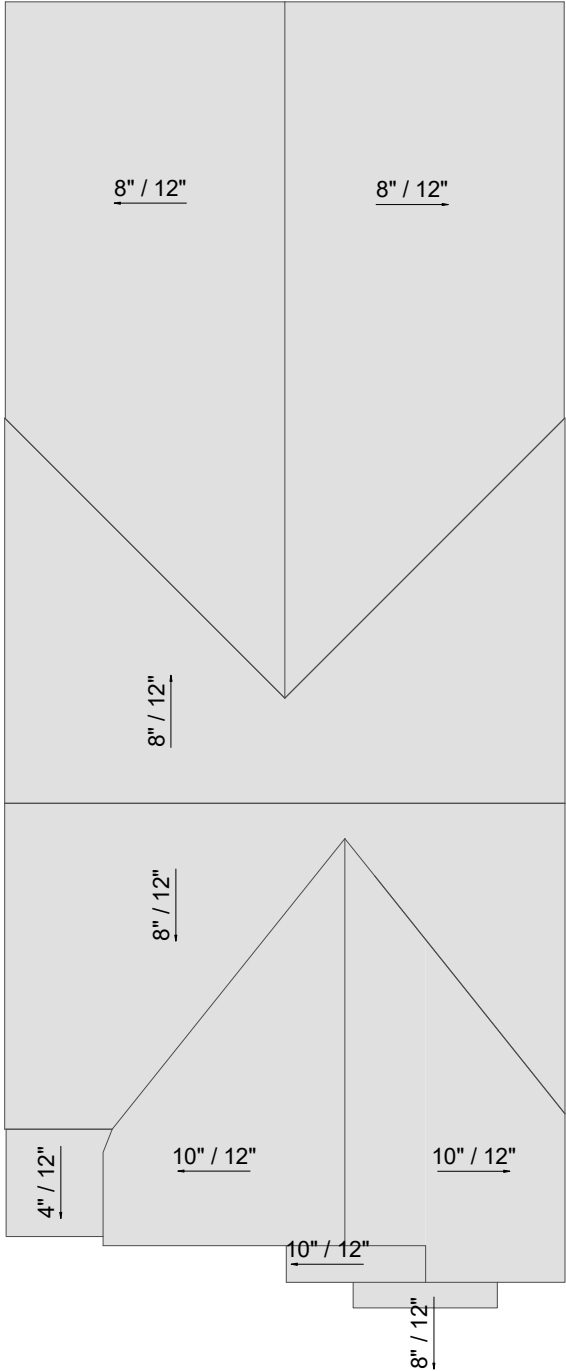
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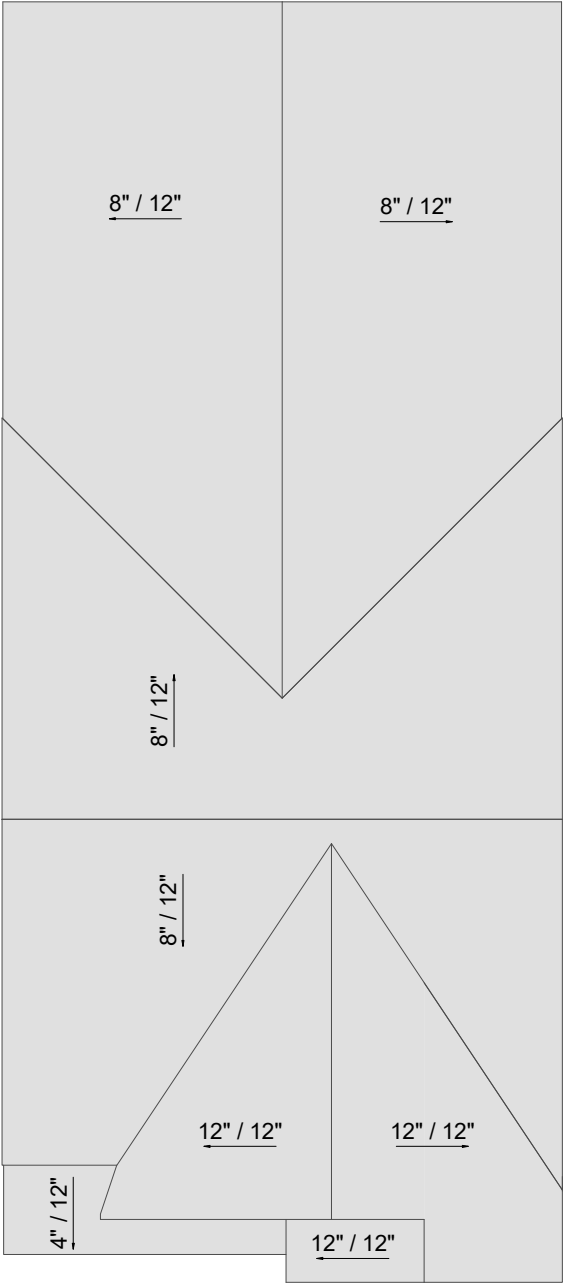
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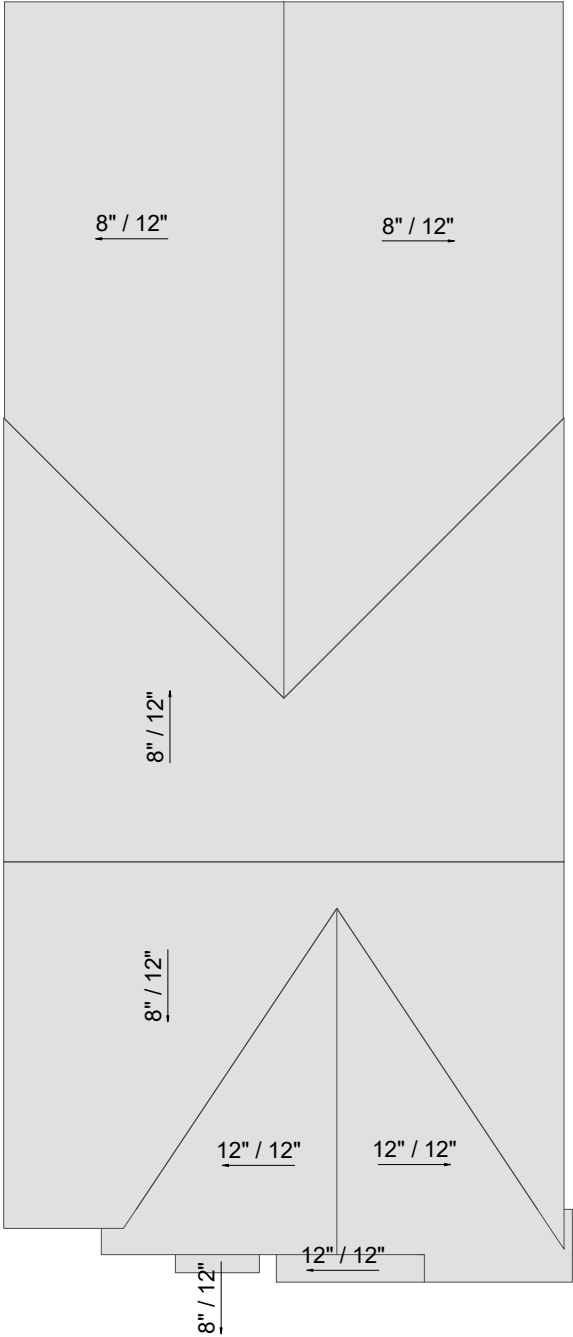
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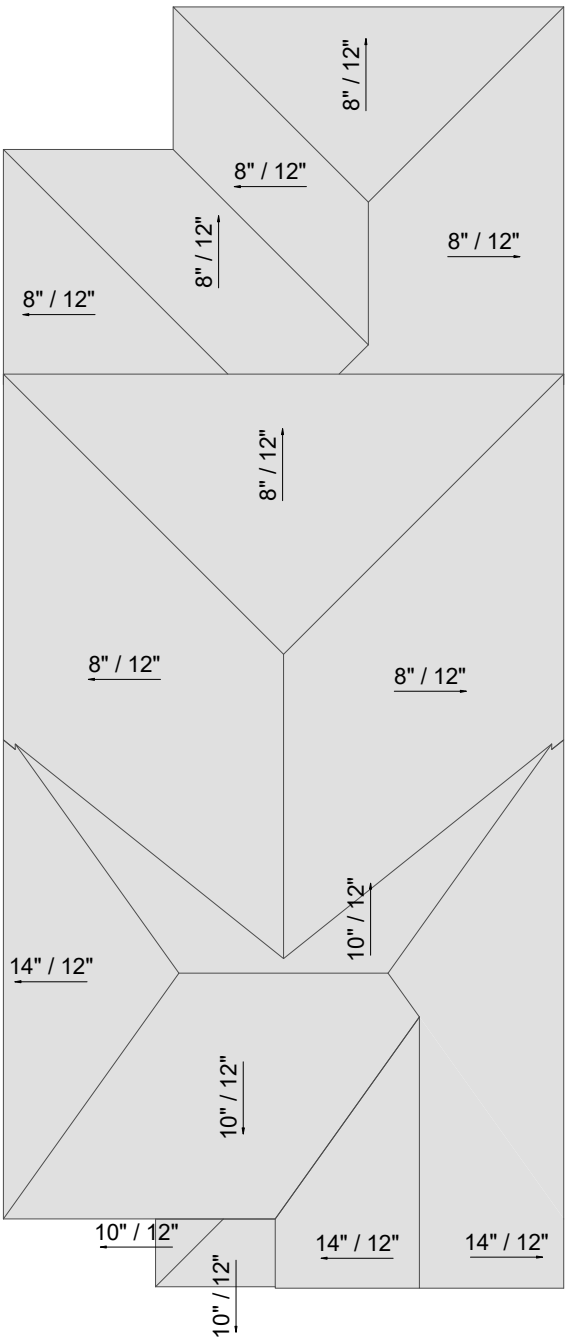
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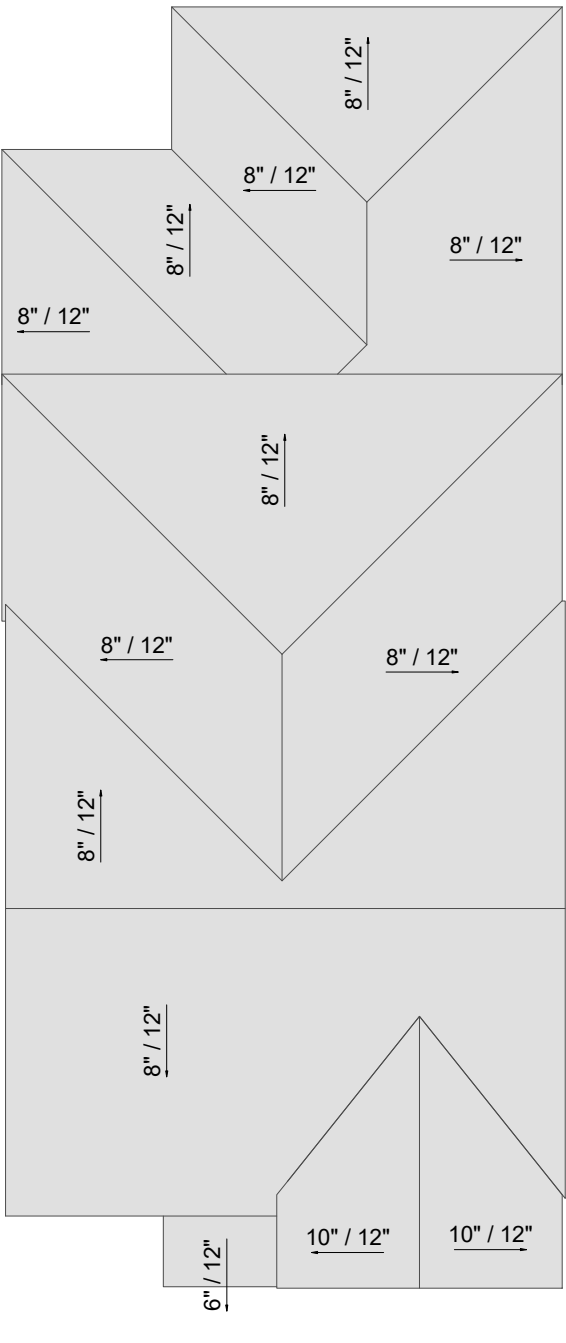
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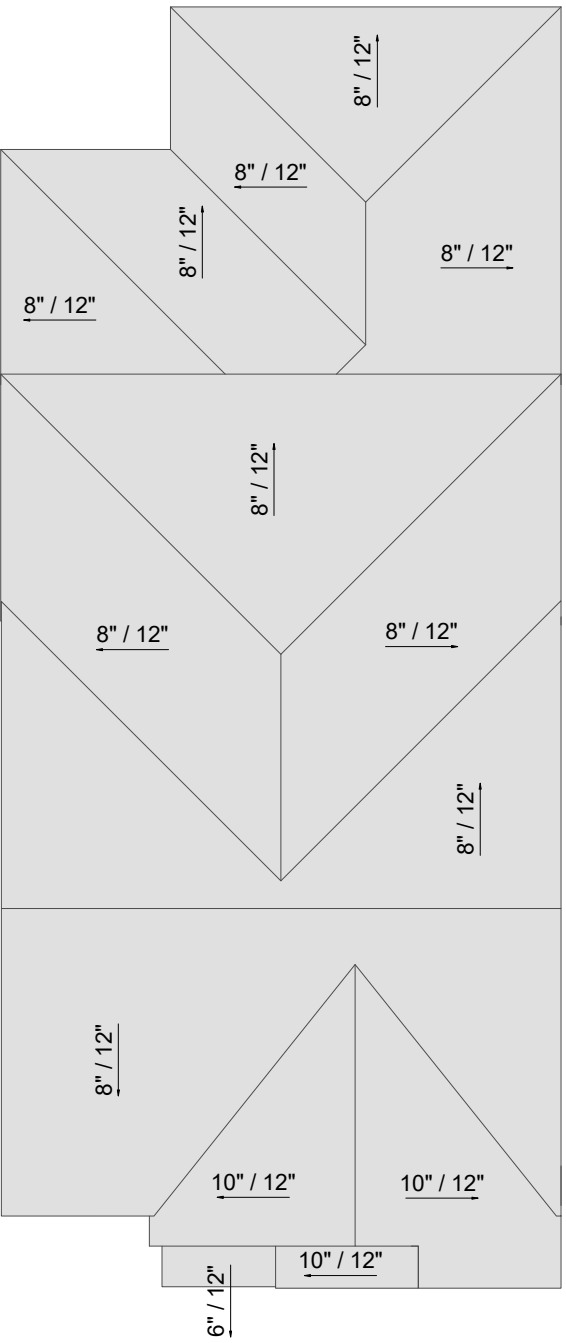
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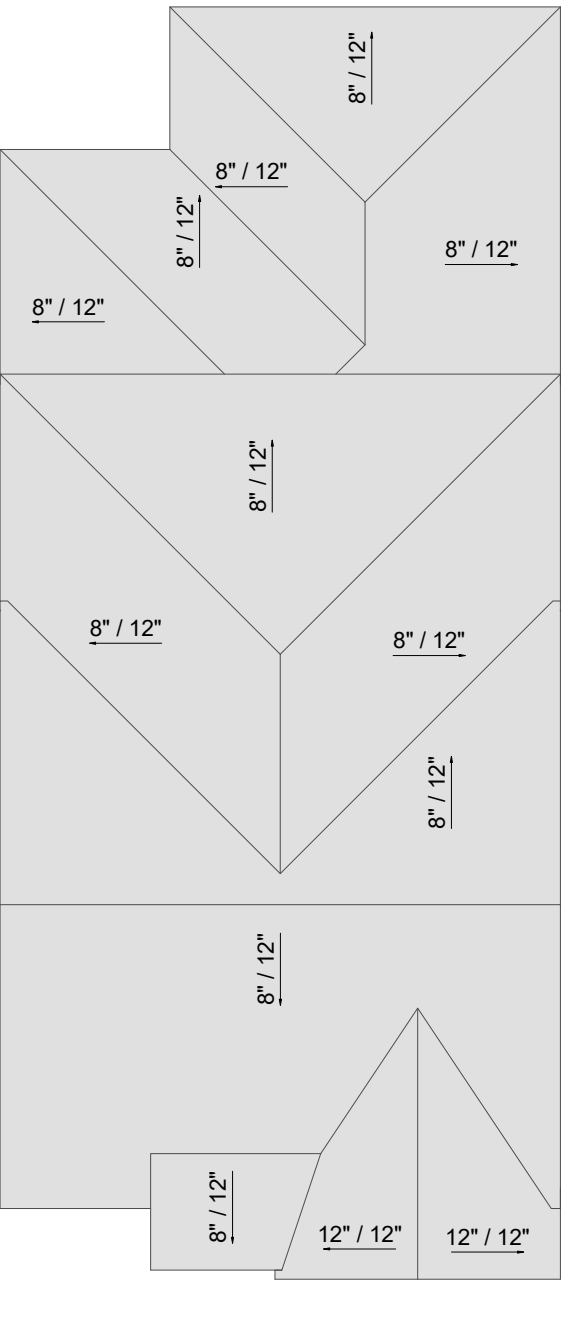
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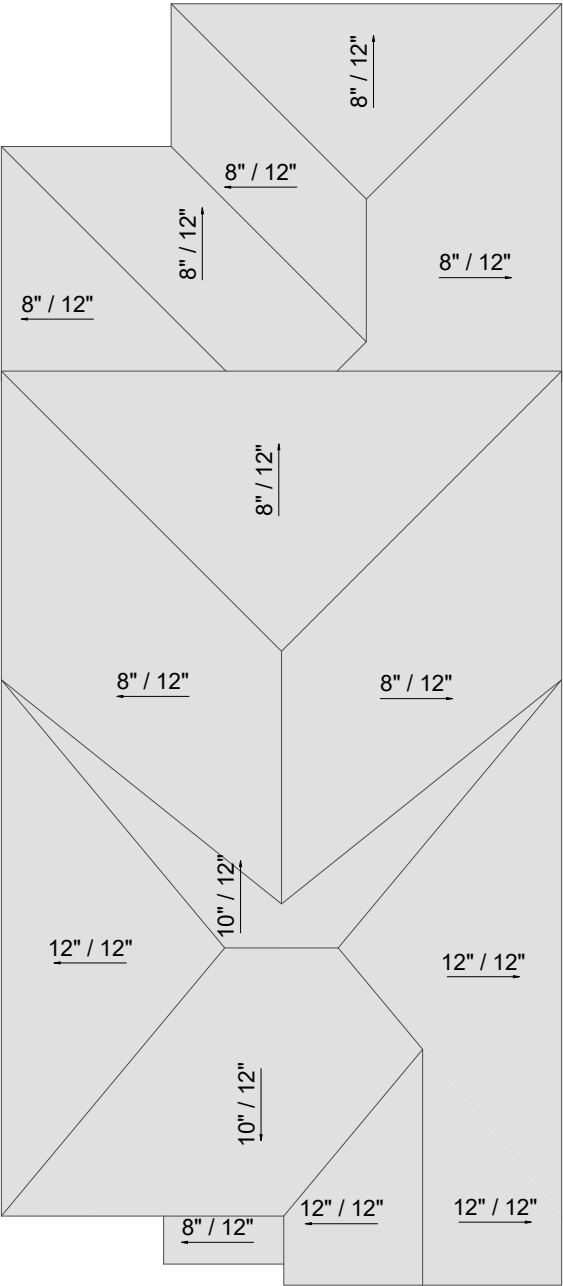
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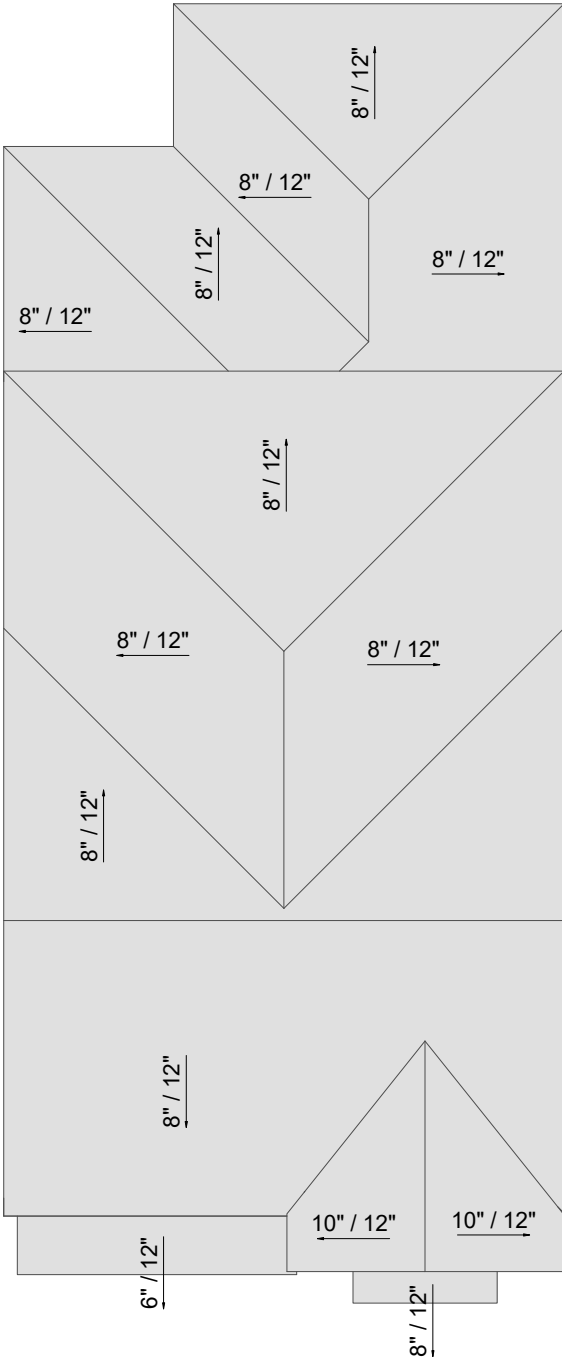
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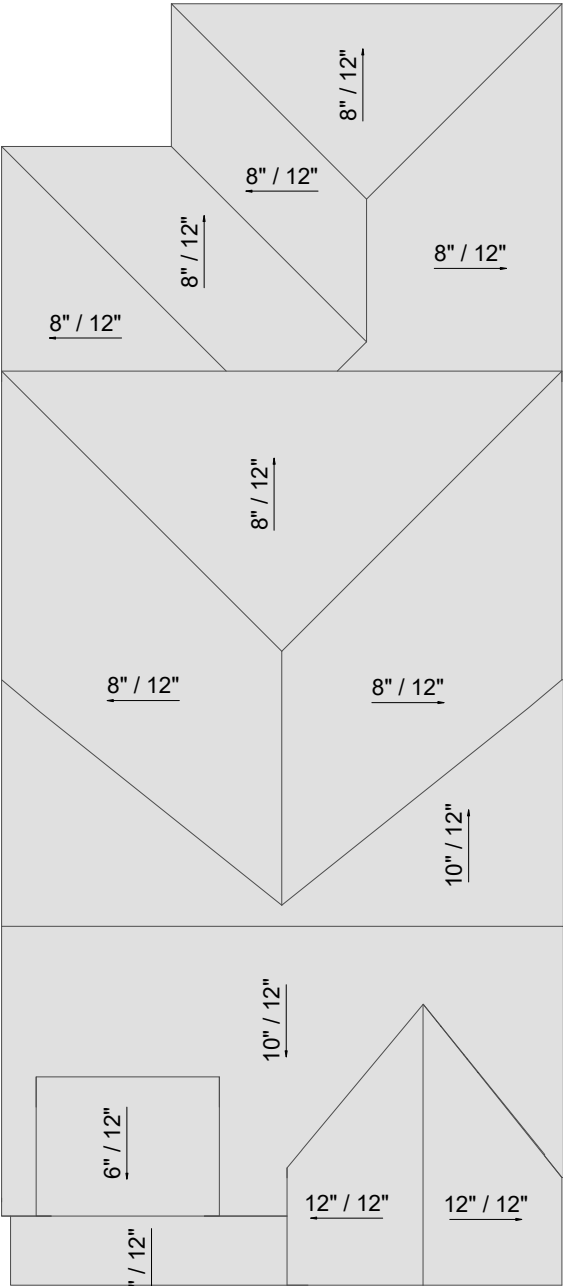
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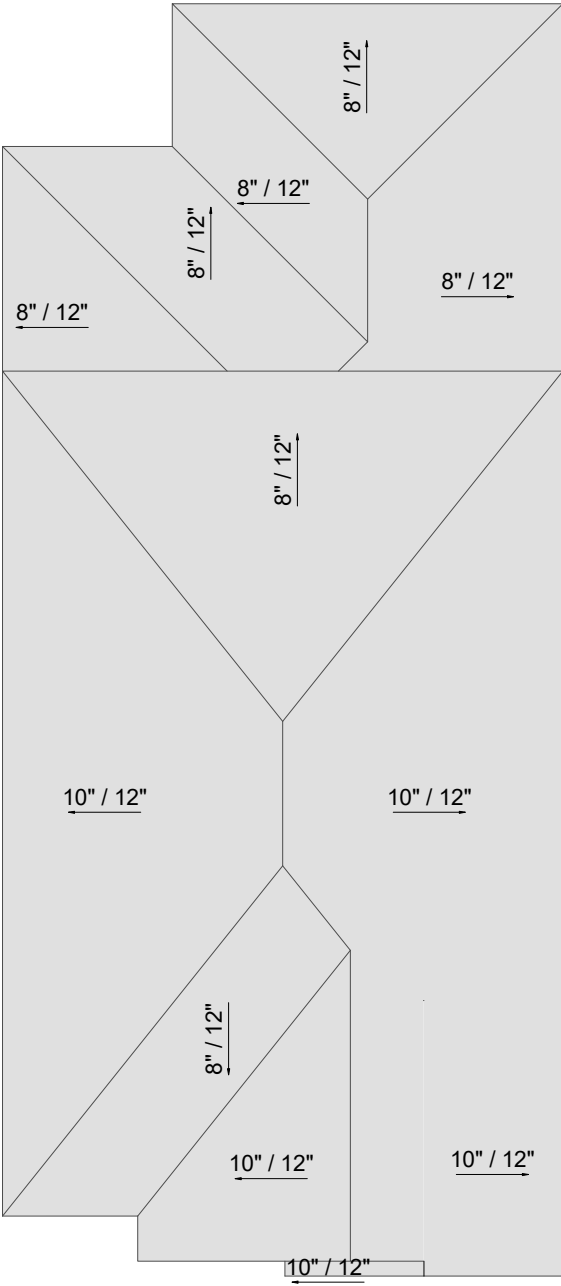
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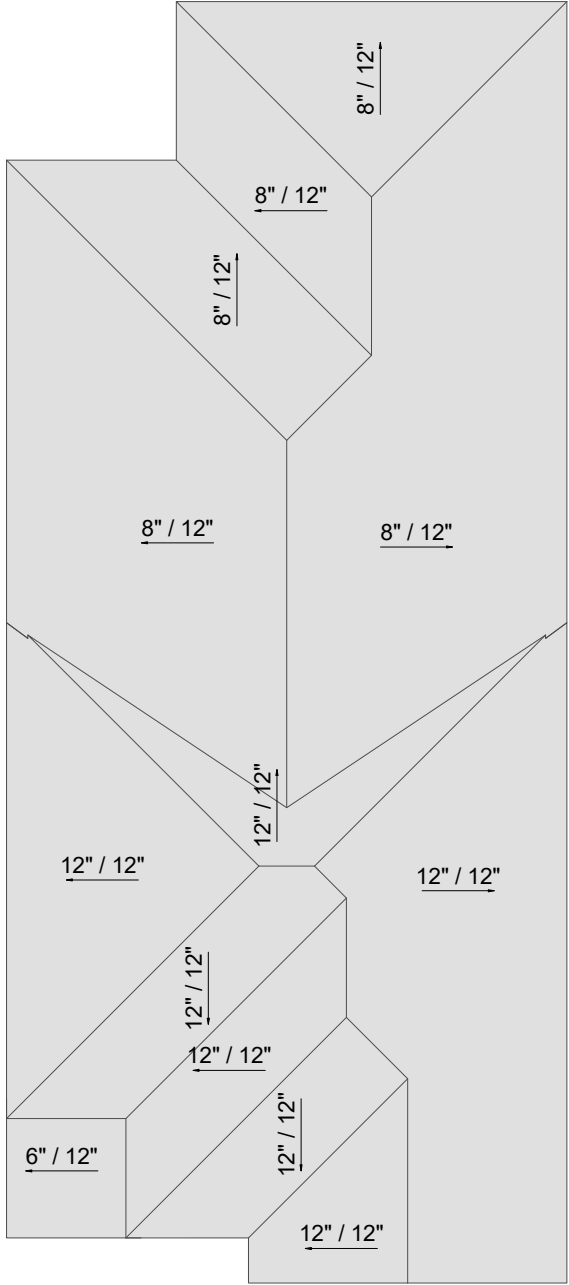
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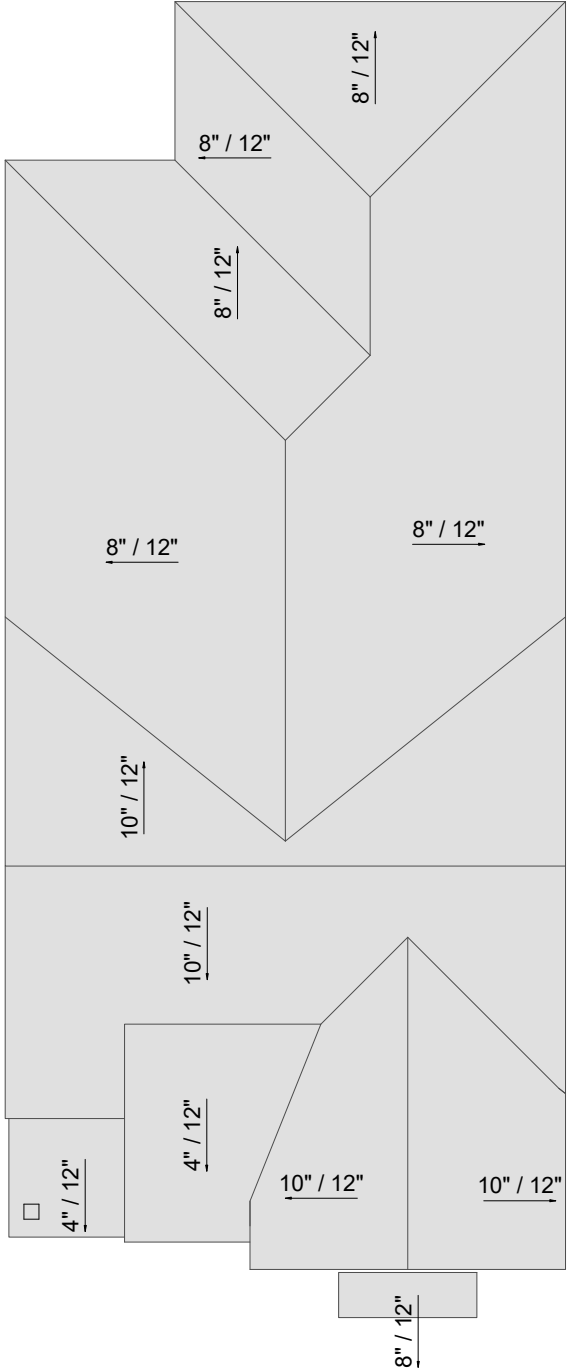
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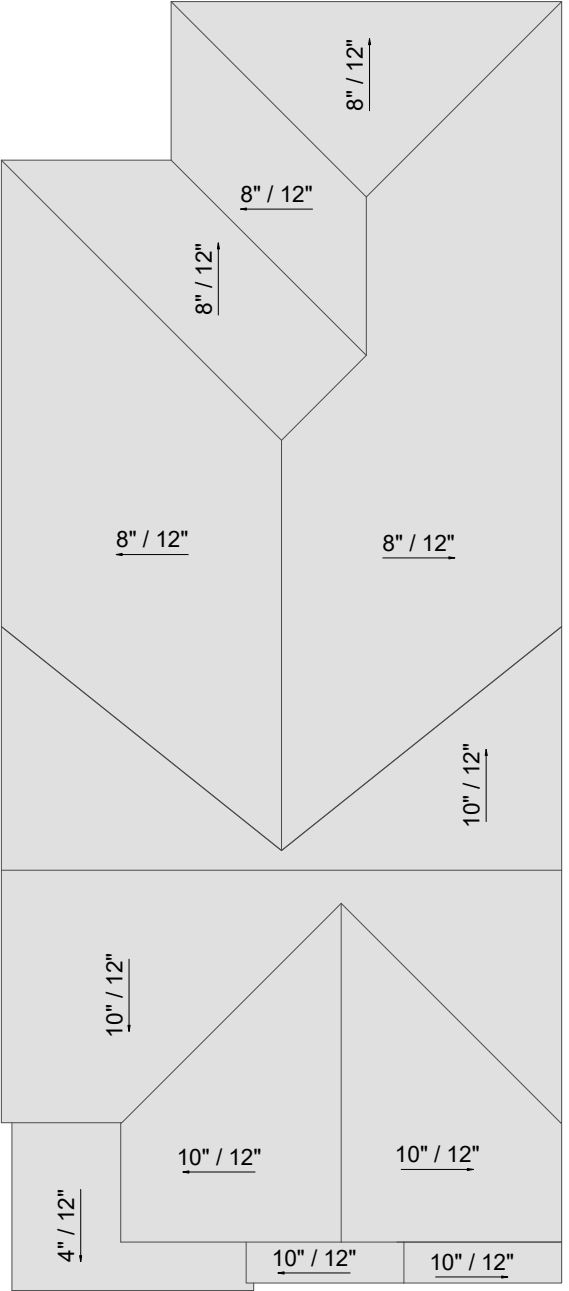
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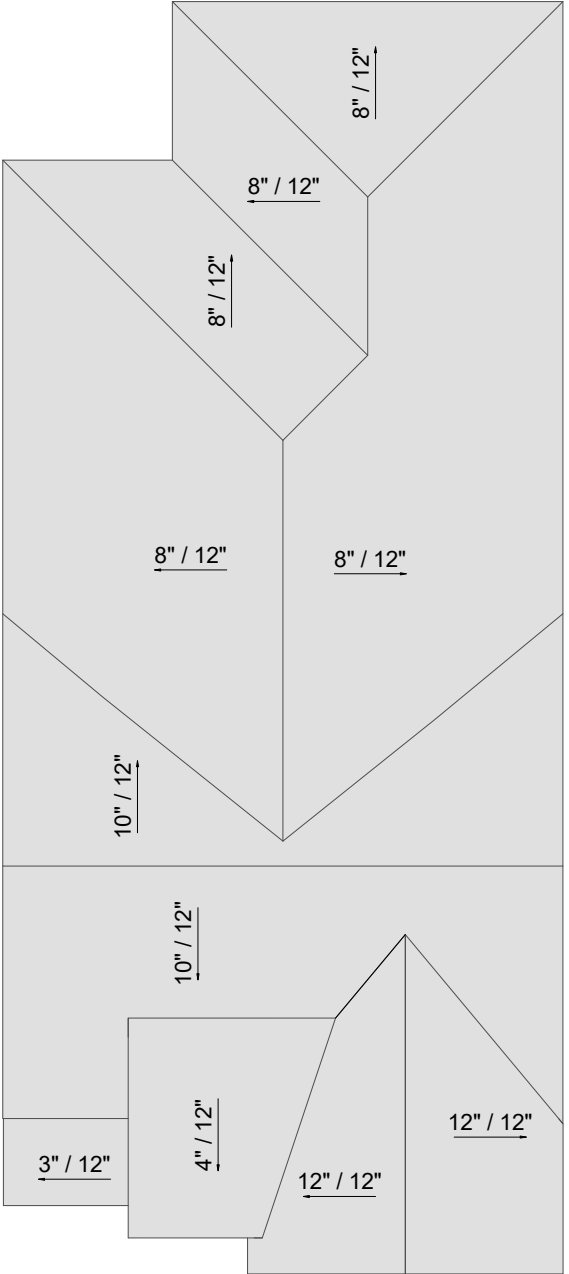
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MODERN FARMHOUSE



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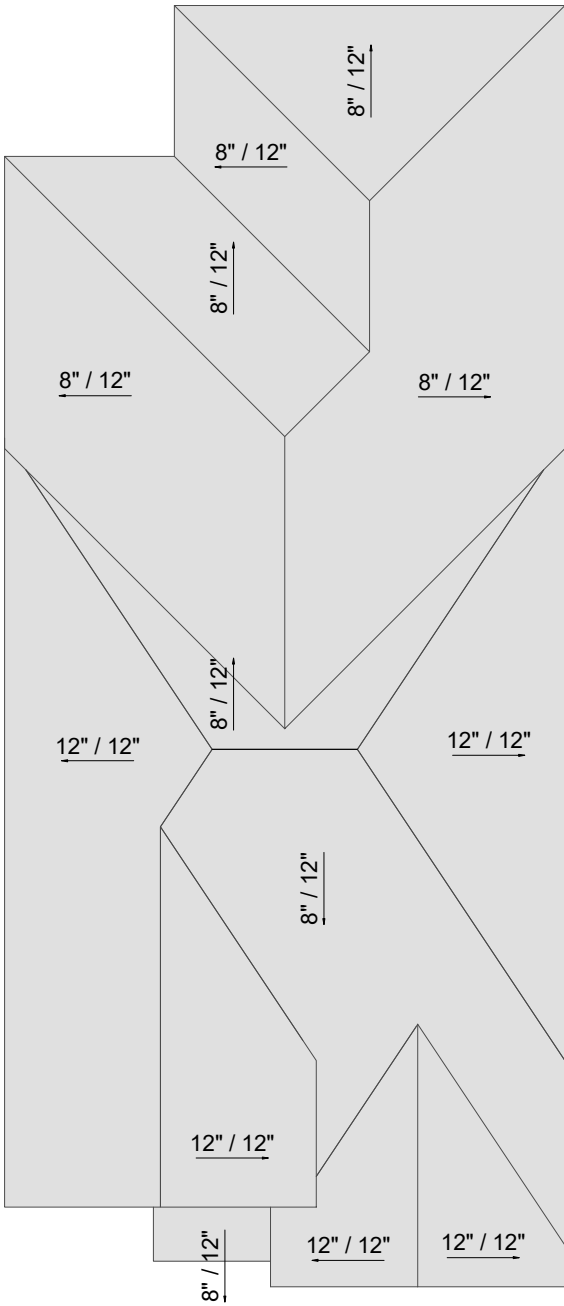
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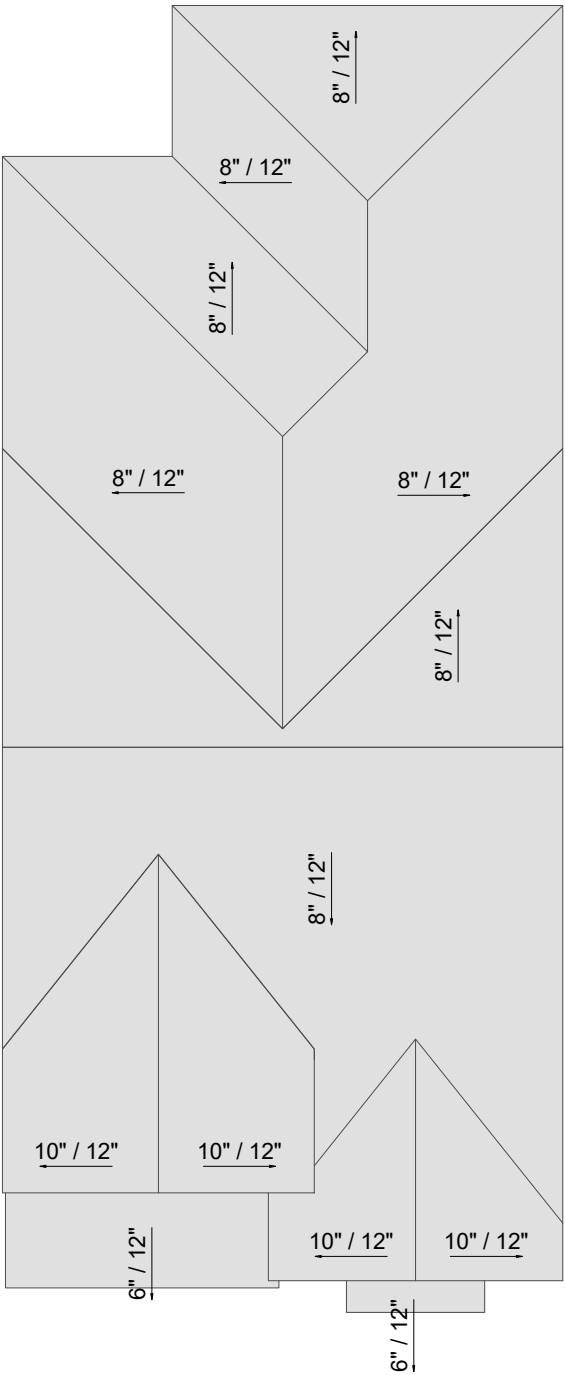
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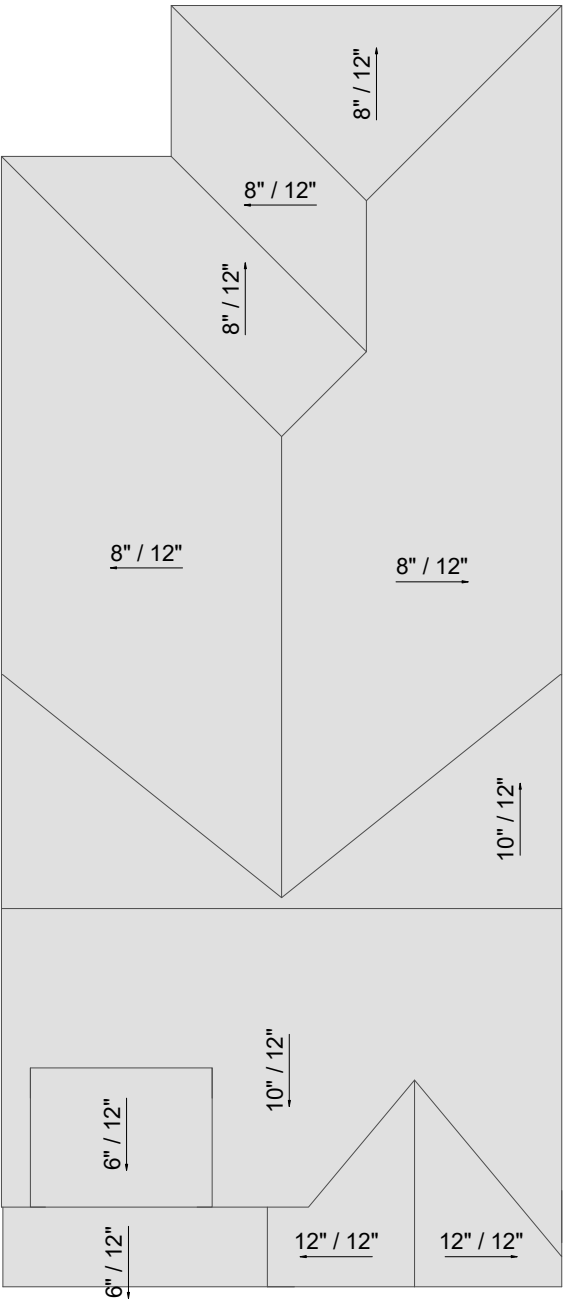
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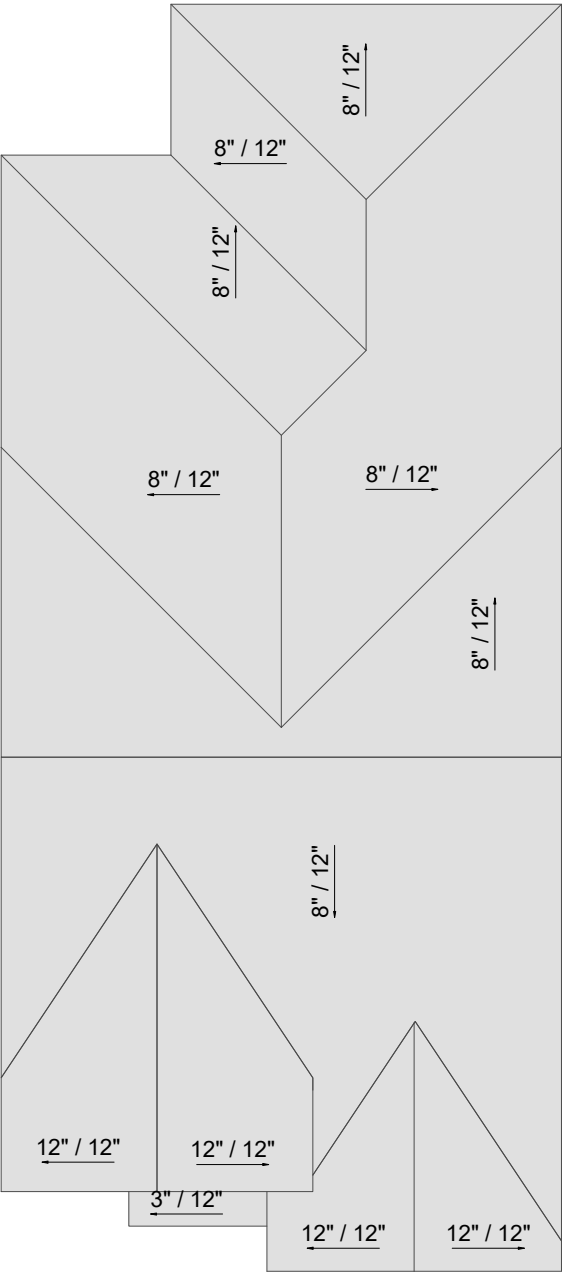
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HILL COUNTRY



MODERN FARMHOUSE



TRANSITIONAL



CLASSIC



HILL COUNTRY



MODERN FARMHOUSE



TRANSITIONAL



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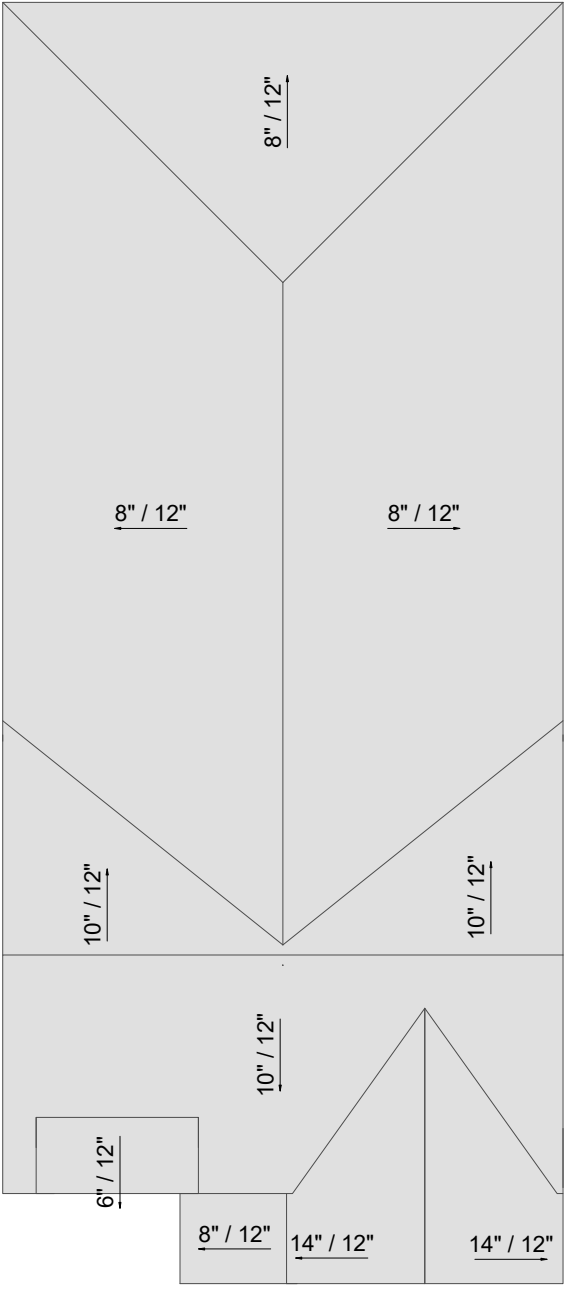
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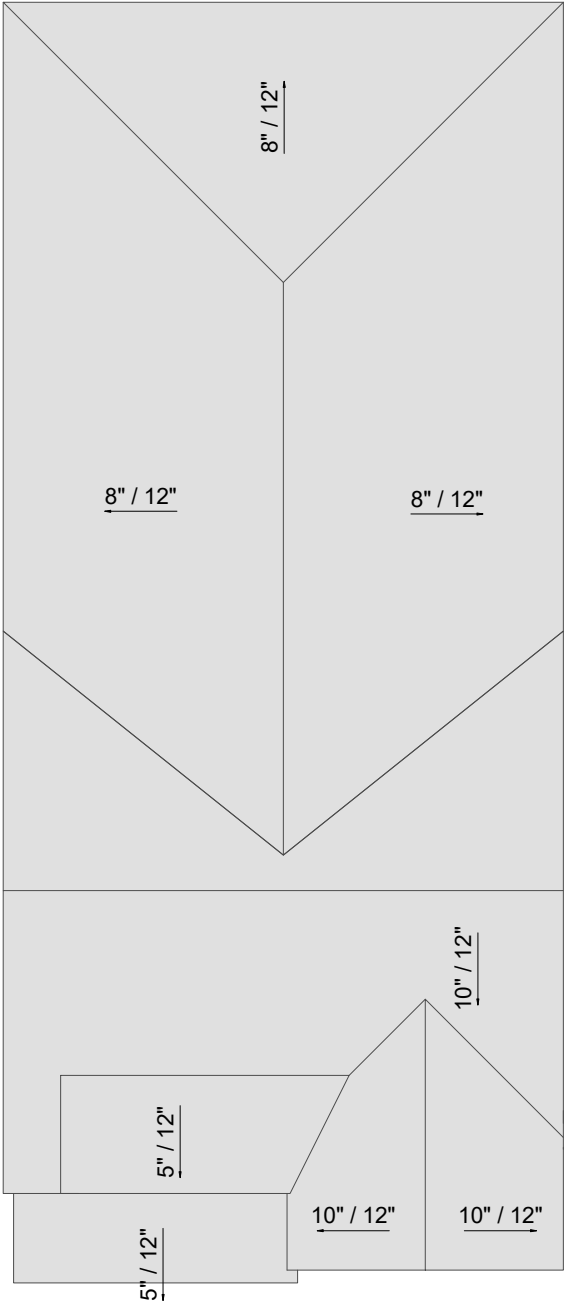
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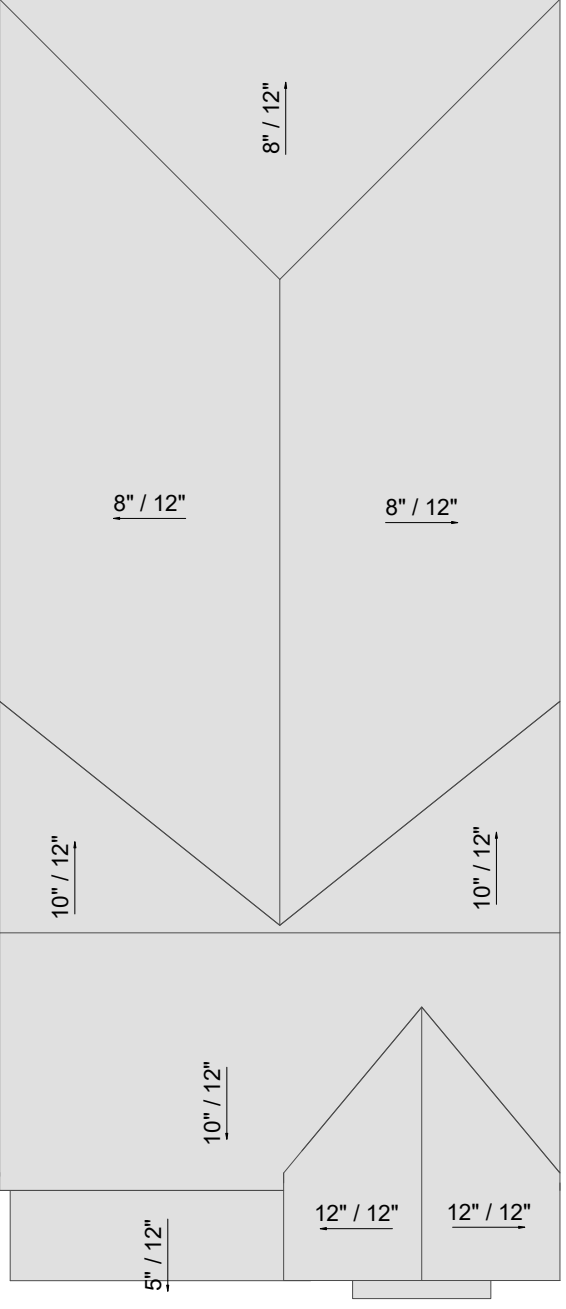
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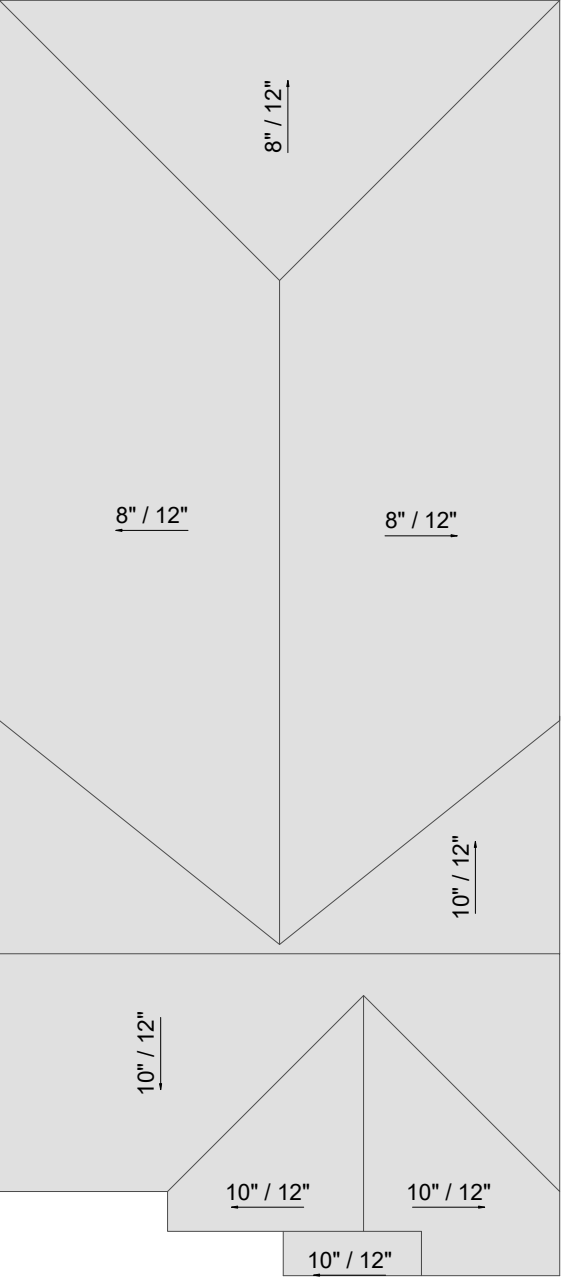
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HILL COUNTRY



MODERN FARMHOUSE



TRANSITIONAL



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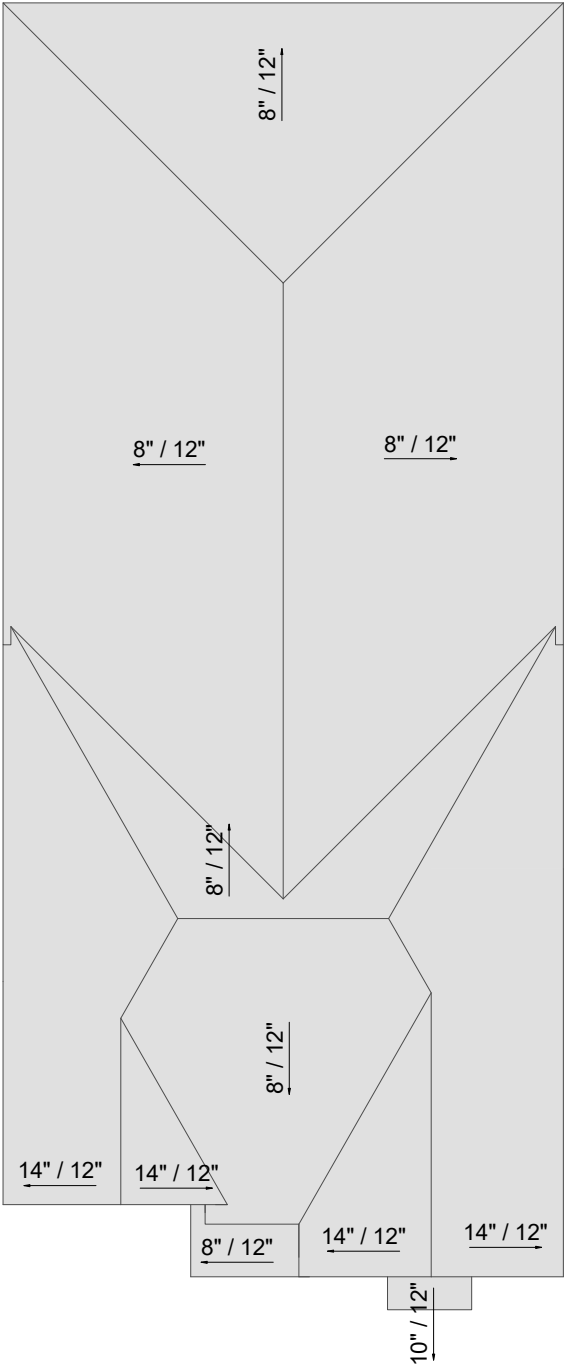
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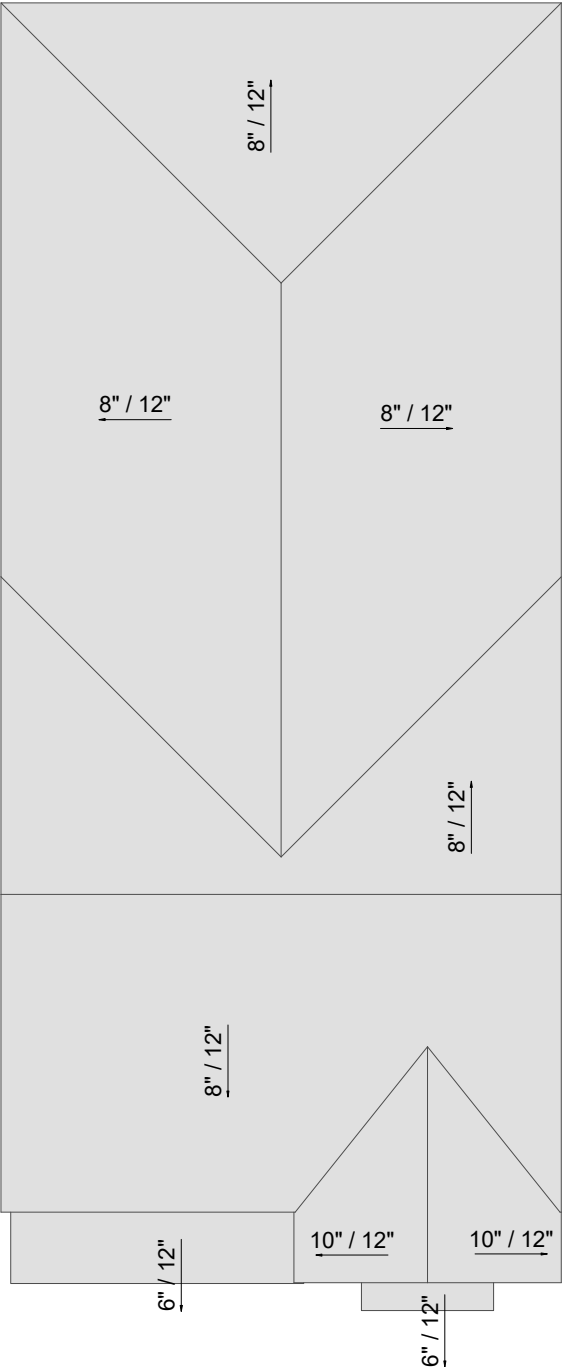
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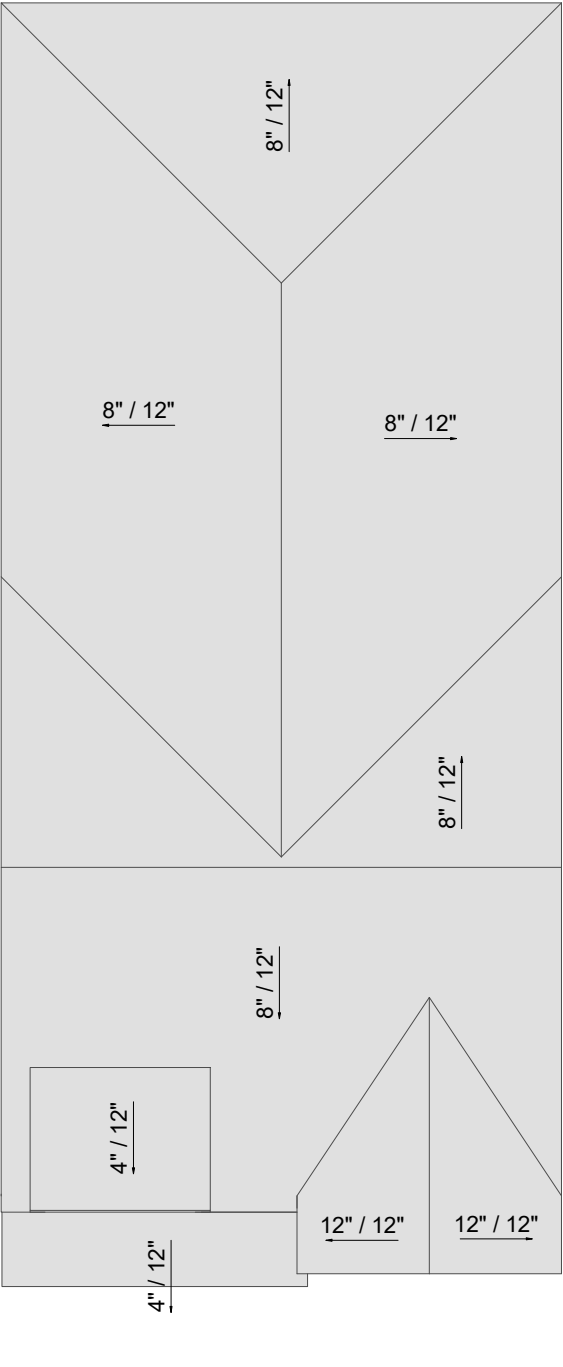
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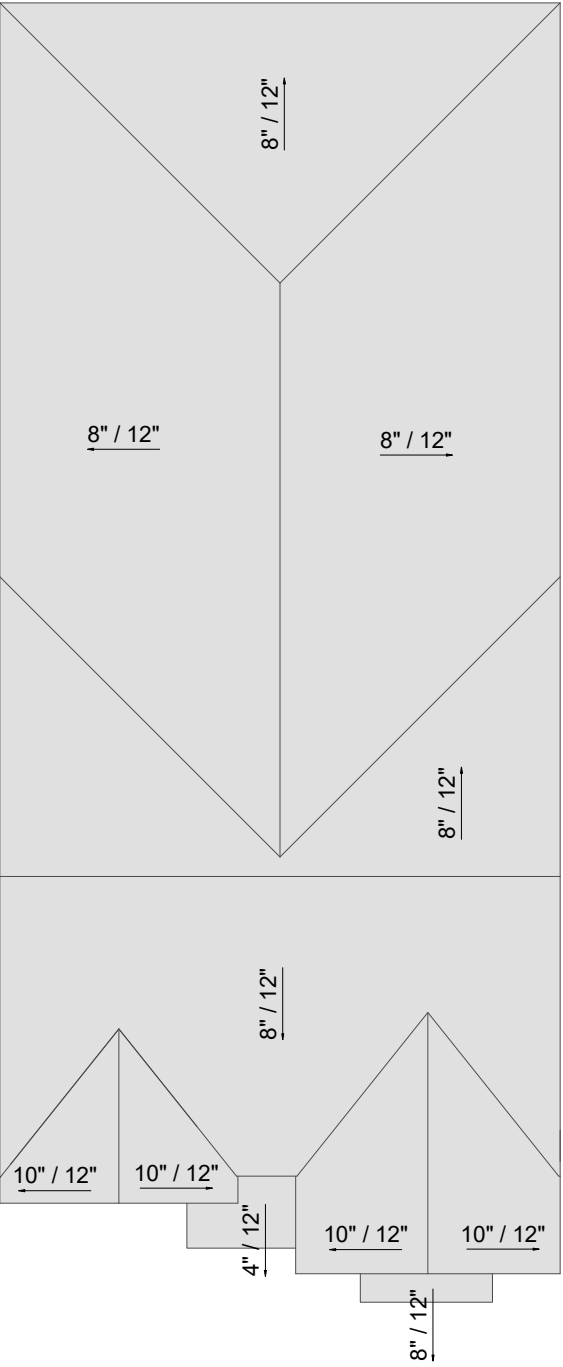
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HILL COUNTRY



MODERN FARMHOUSE



TRANSITIONAL



CLASSIC



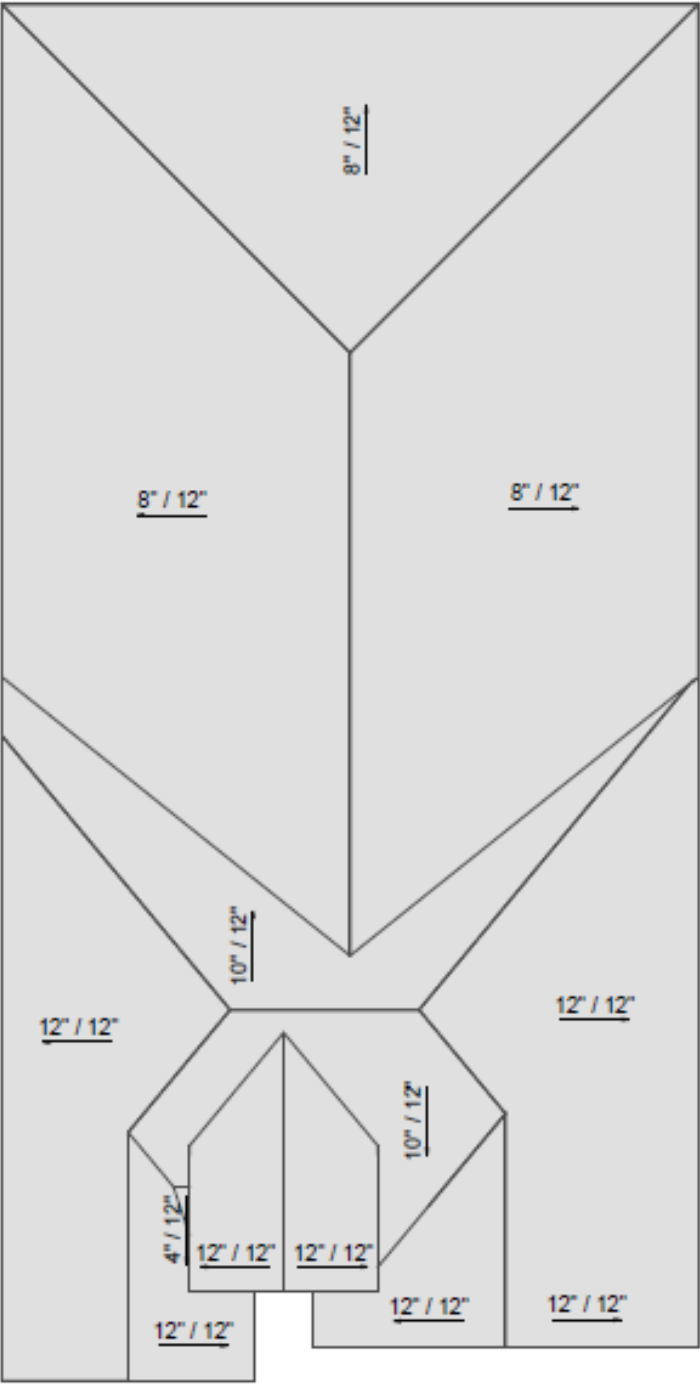
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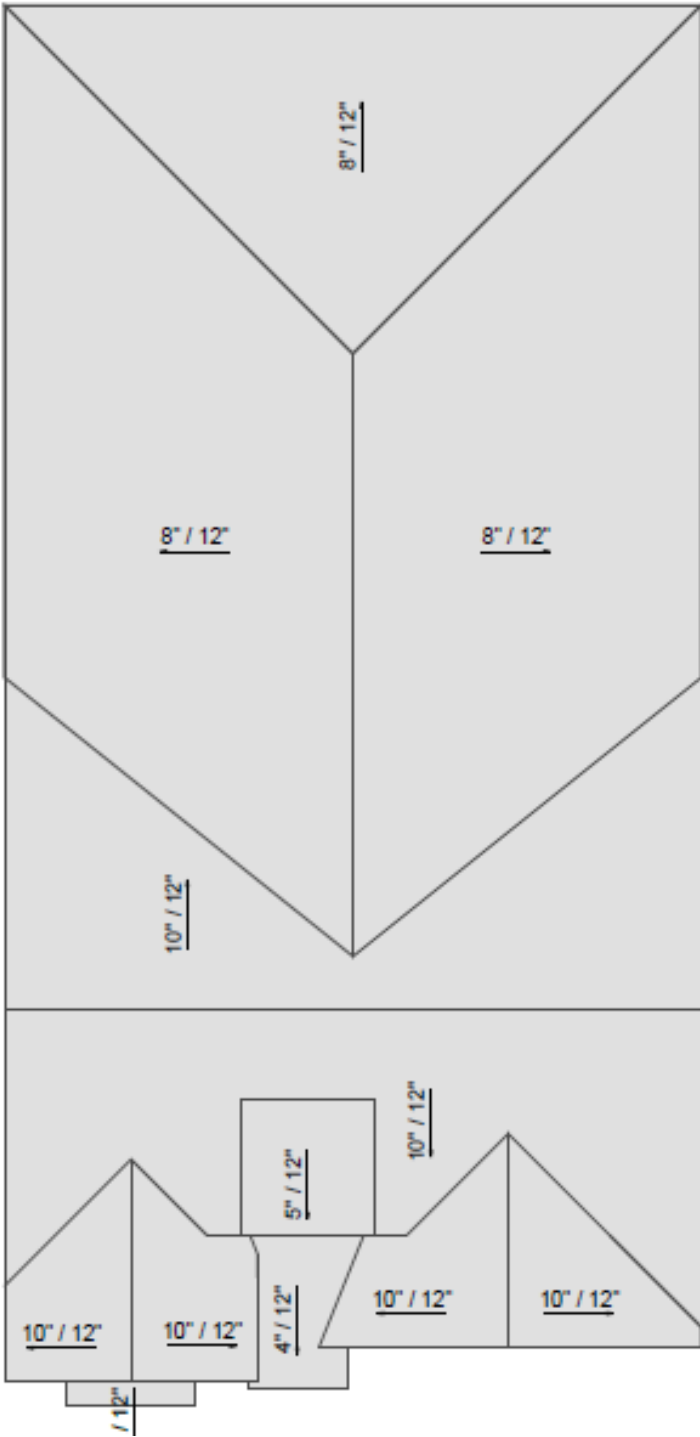
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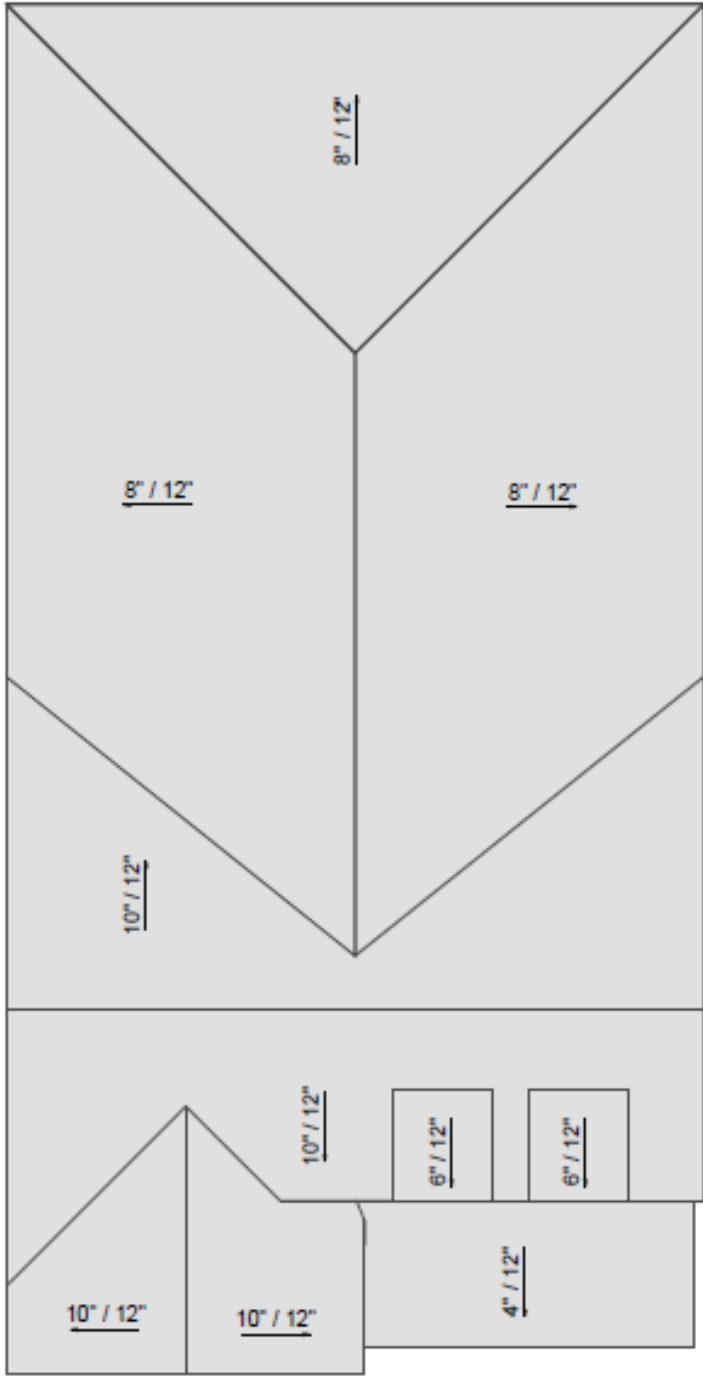
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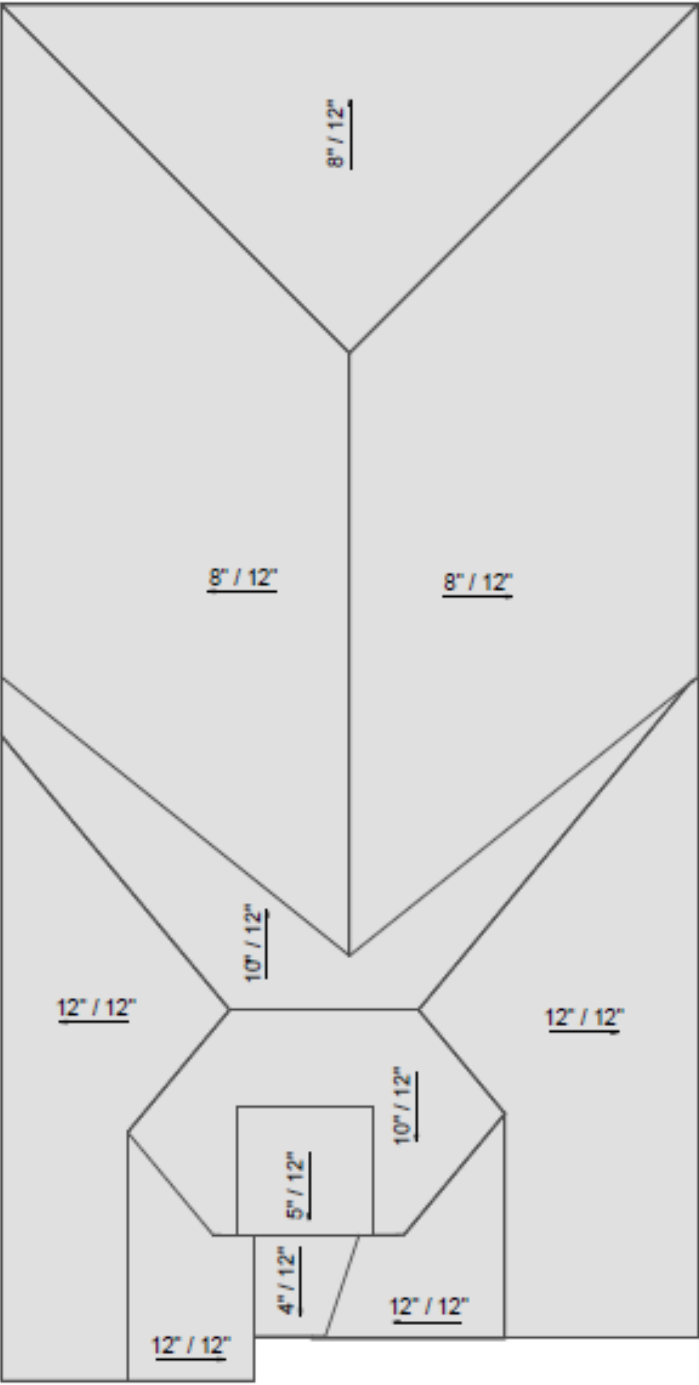
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HILL COUNTRY



MODERN FARMHOUSE



TRANSITIONAL



CLASSIC



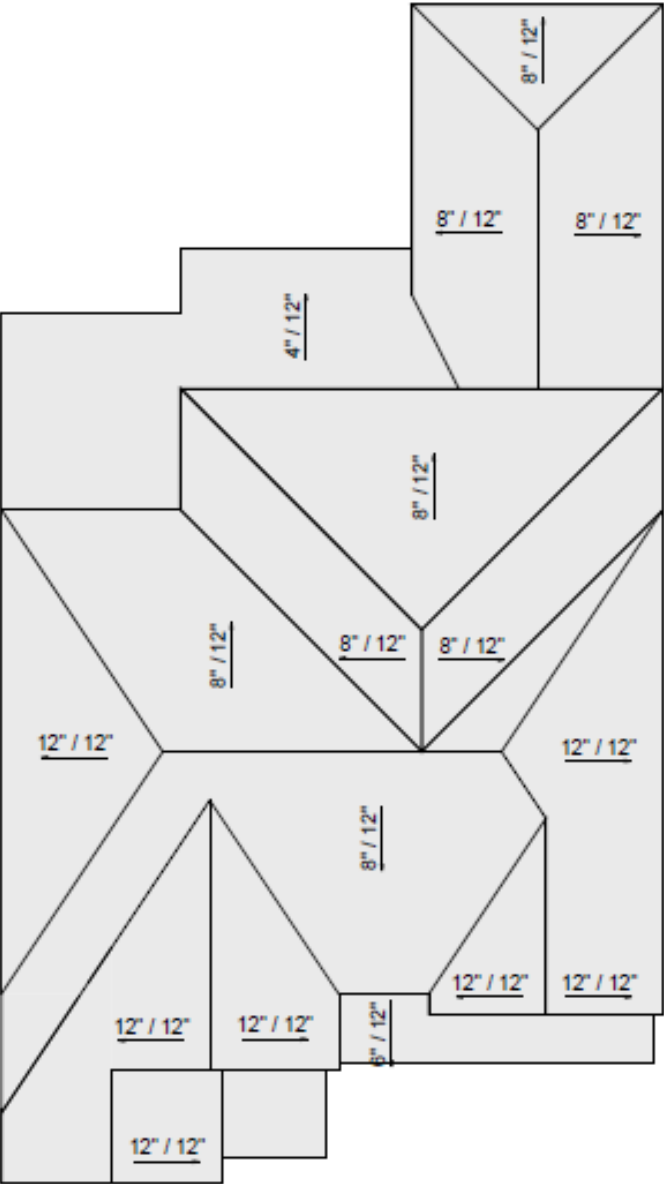
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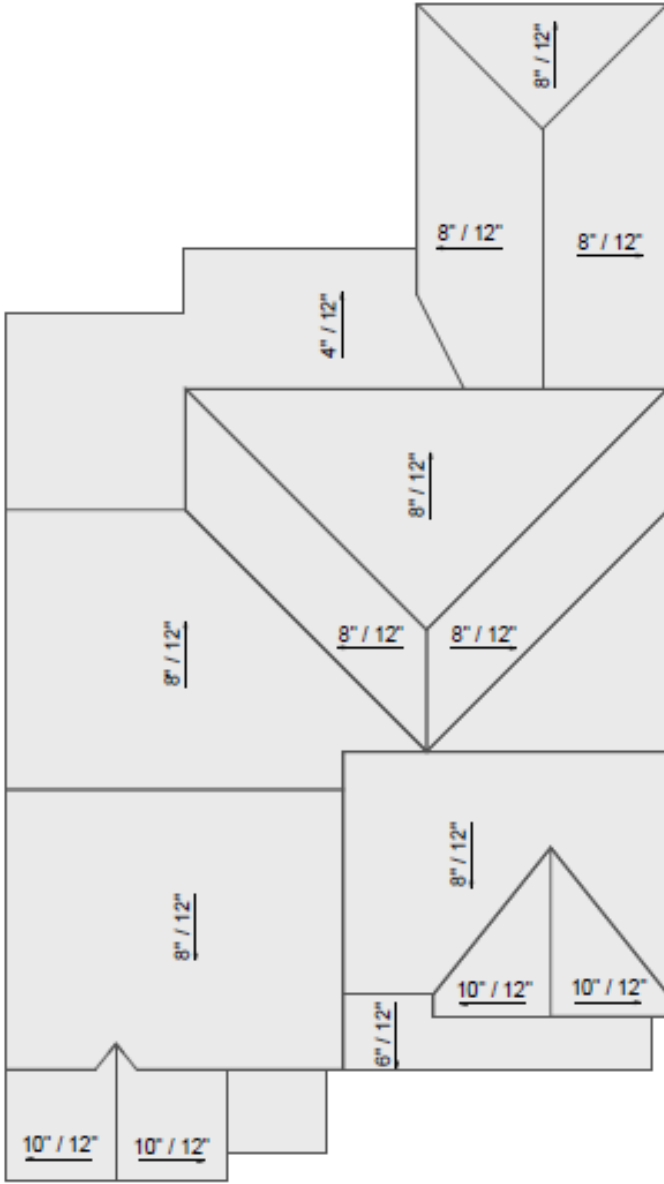
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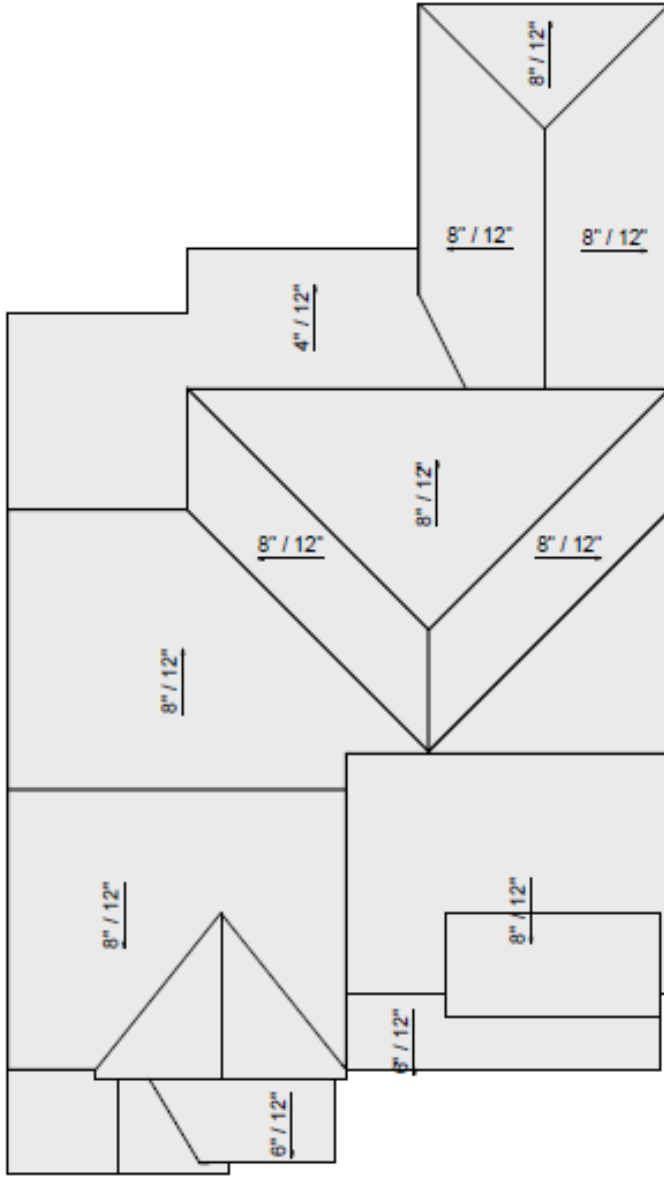
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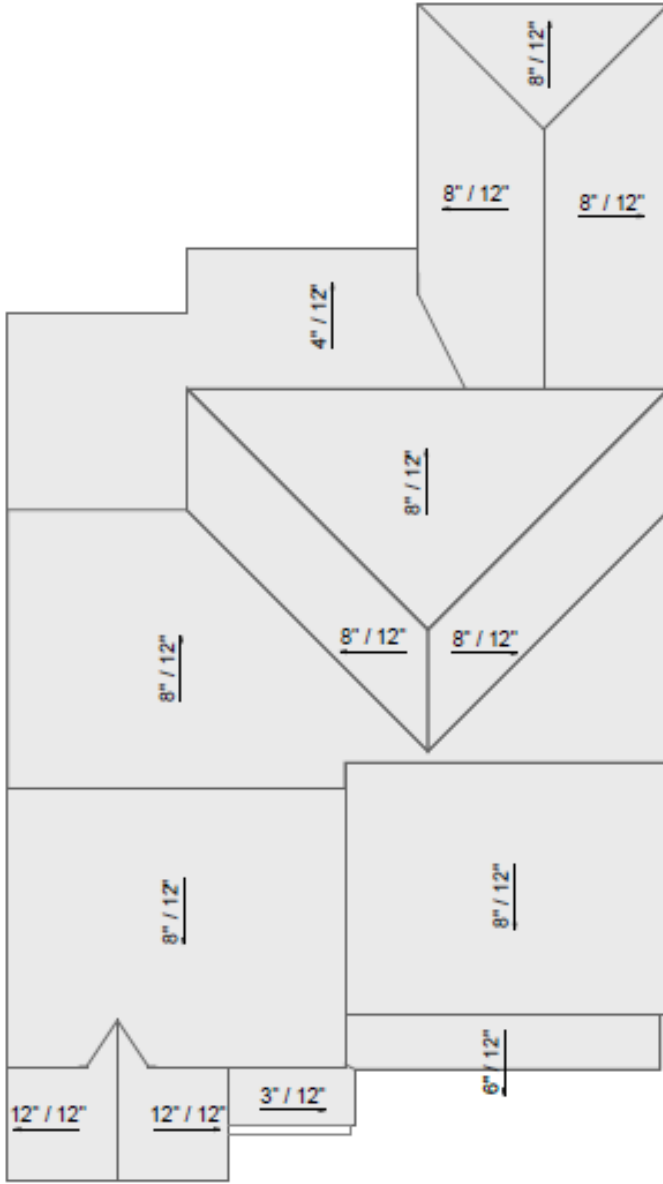
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HILL COUNTRY



MODERN FARMHOUSE



TRANSITIONAL



CLASSIC



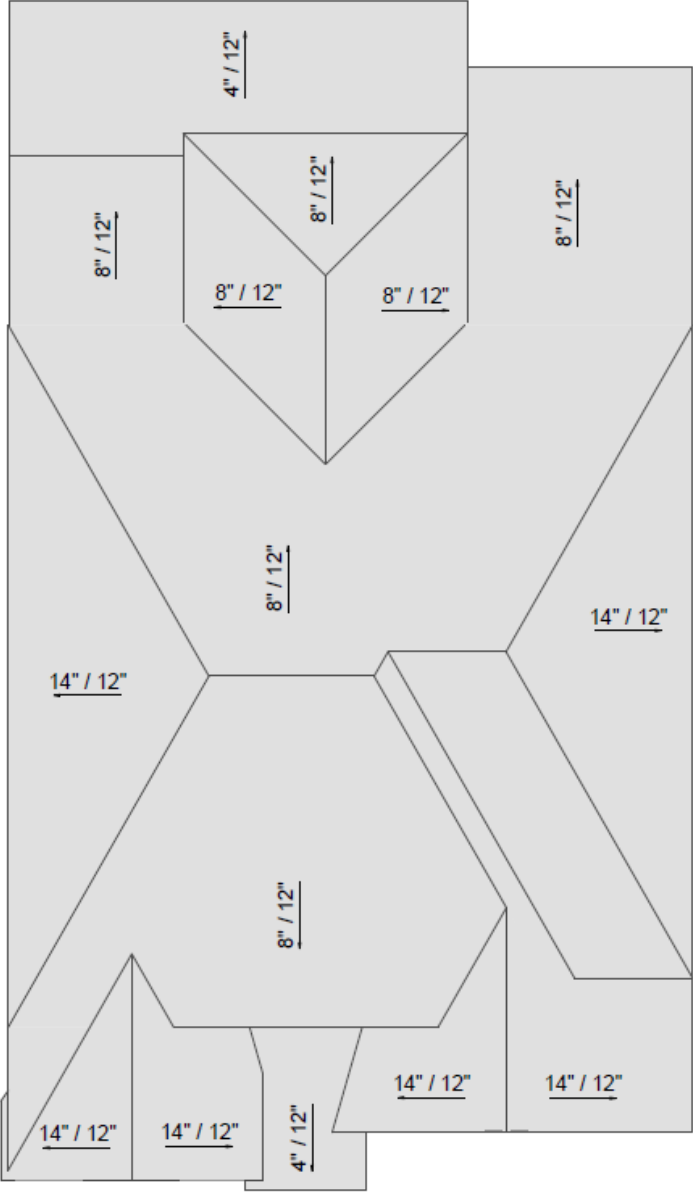
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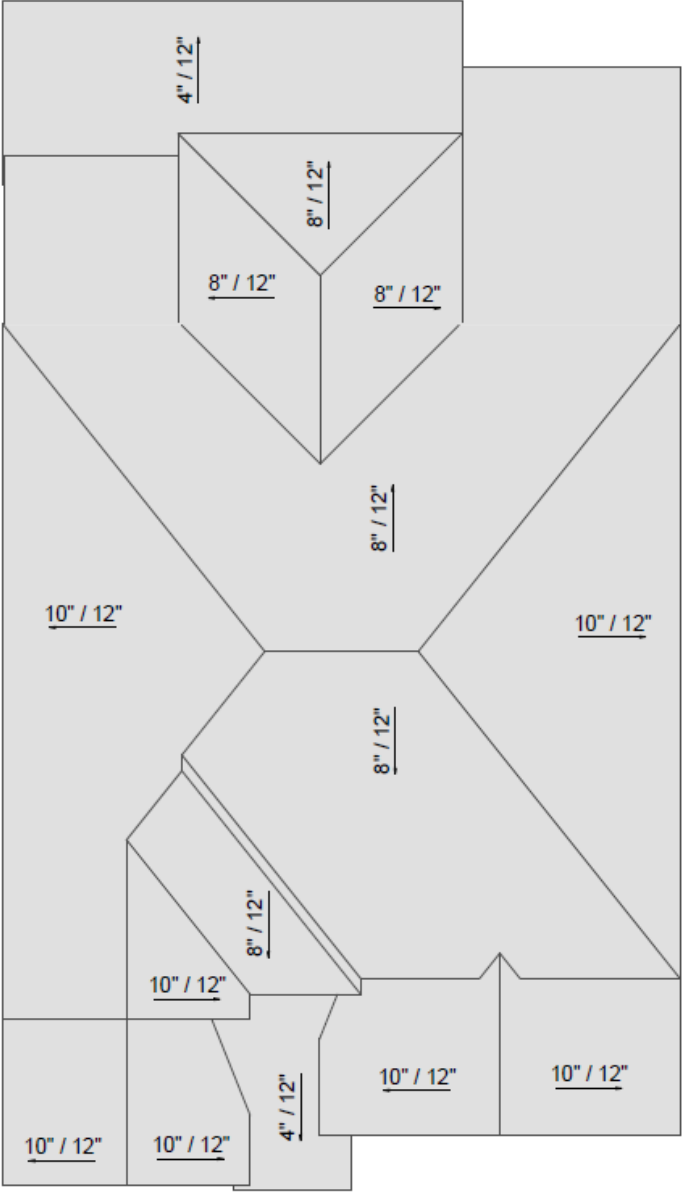
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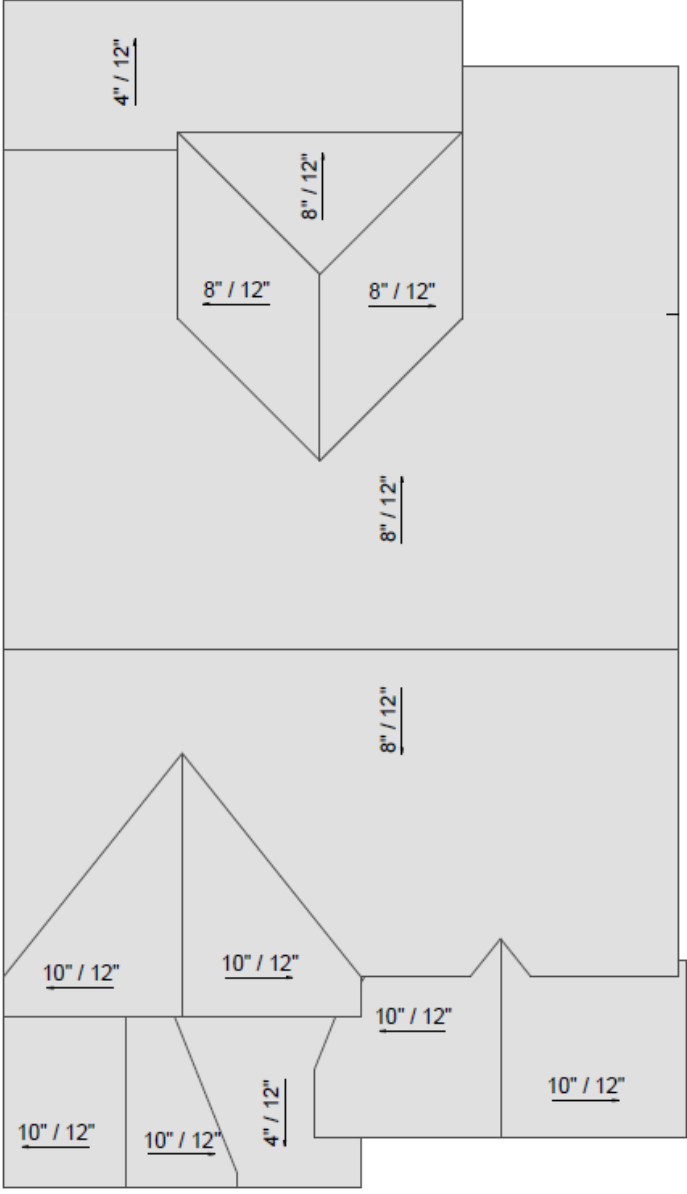
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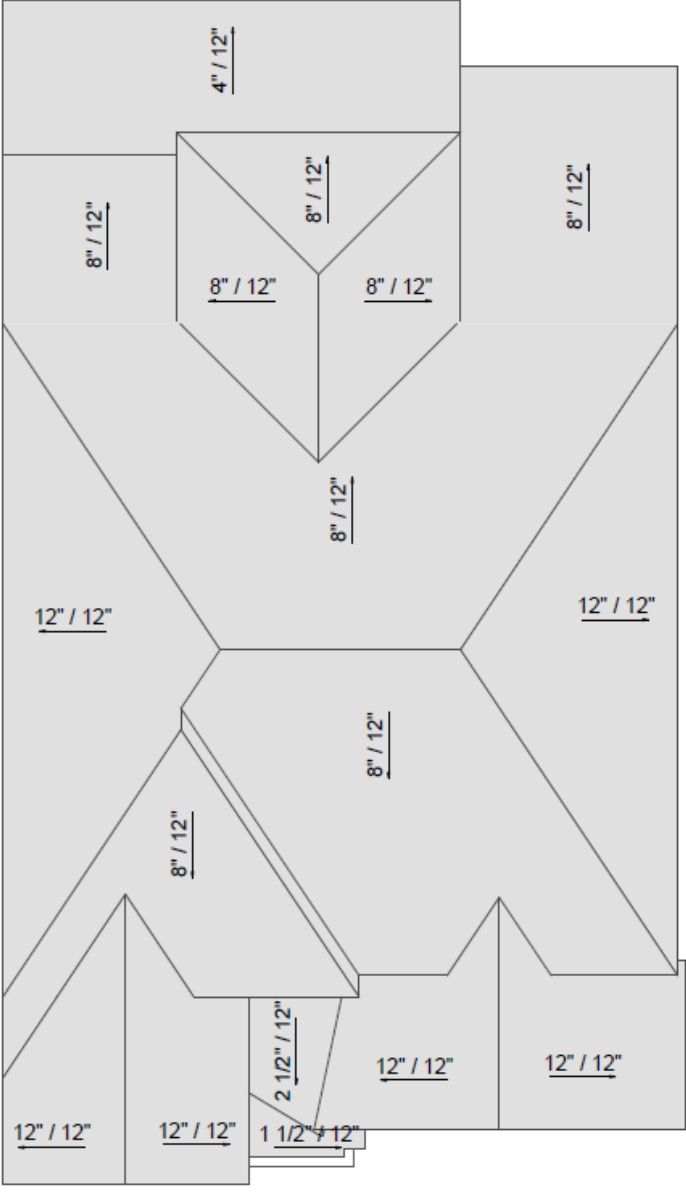
CLASSIC



HILL COUNTRY



MODERN FARMHOUSE



TRANSITIONAL



CLASSIC



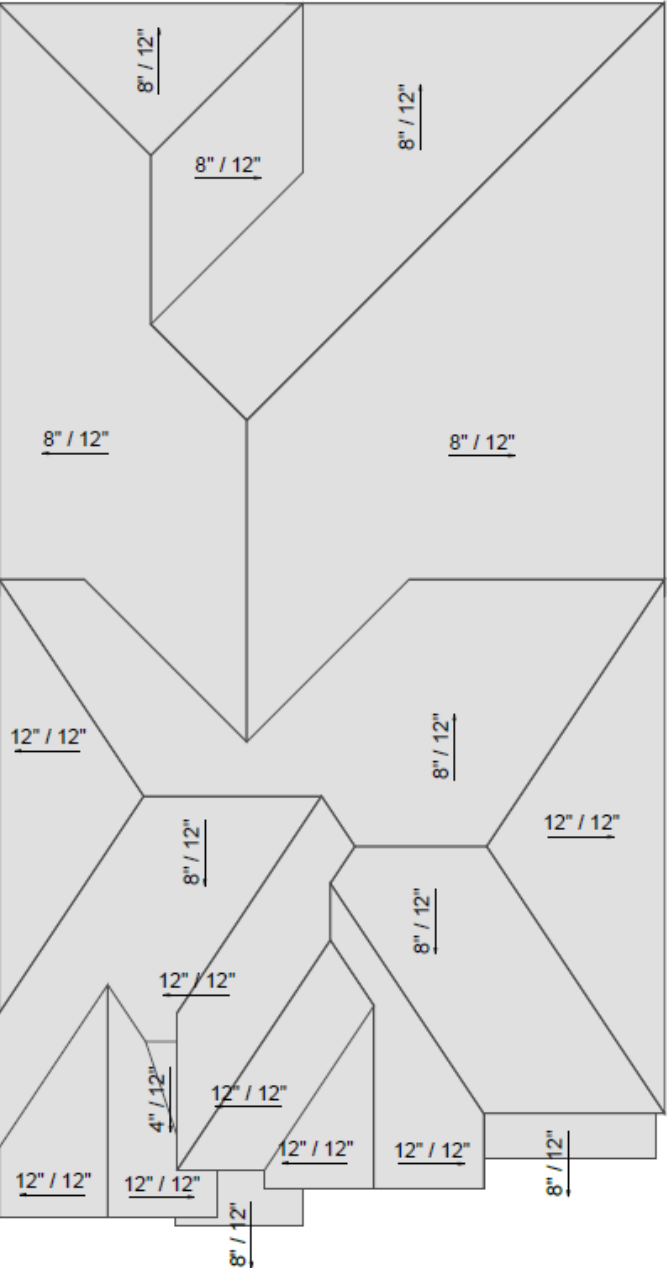
HILL COUNTRY



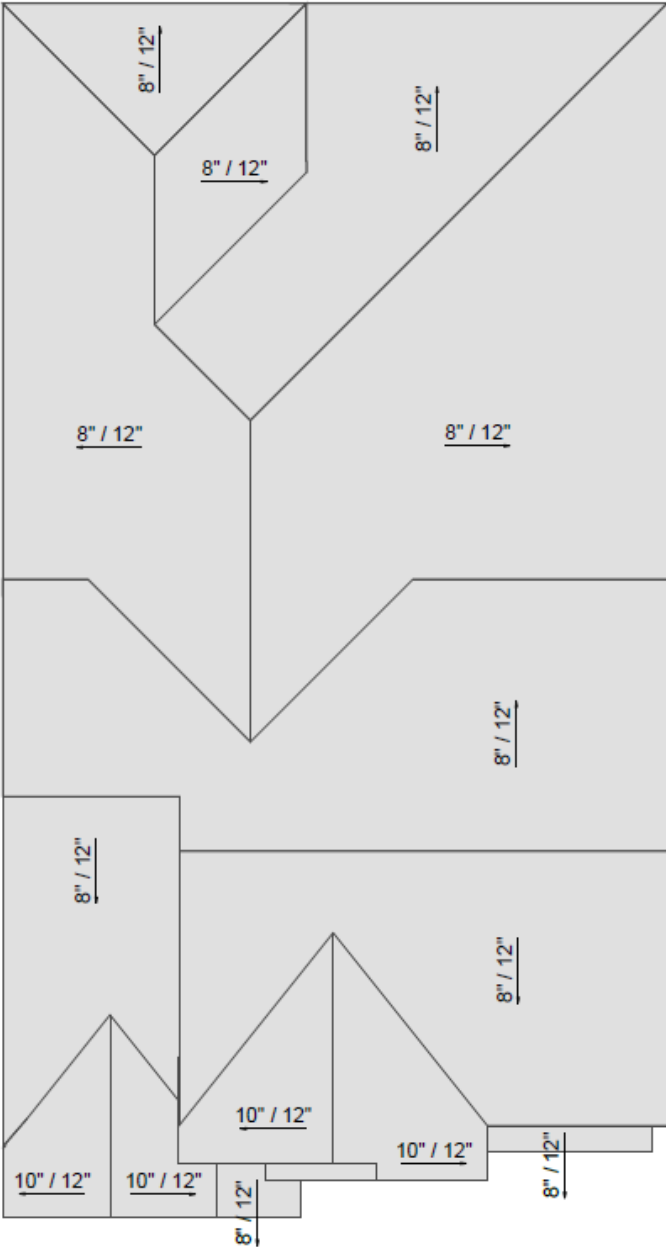
MODERN FARMHOUSE



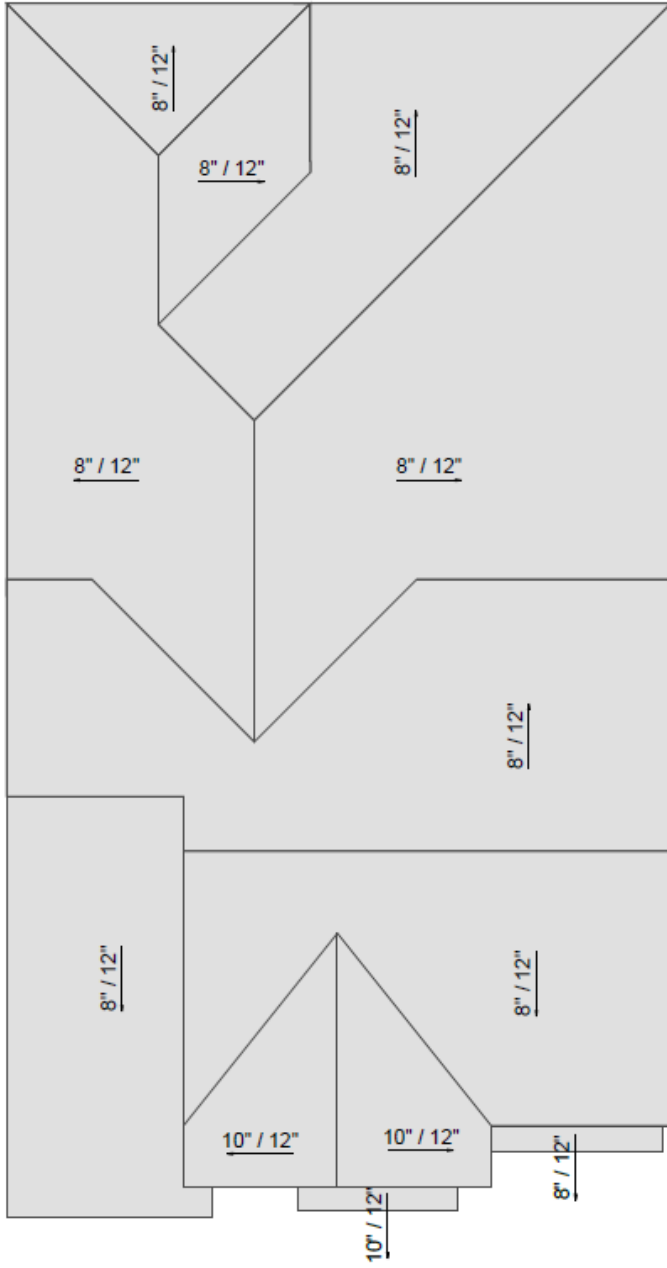
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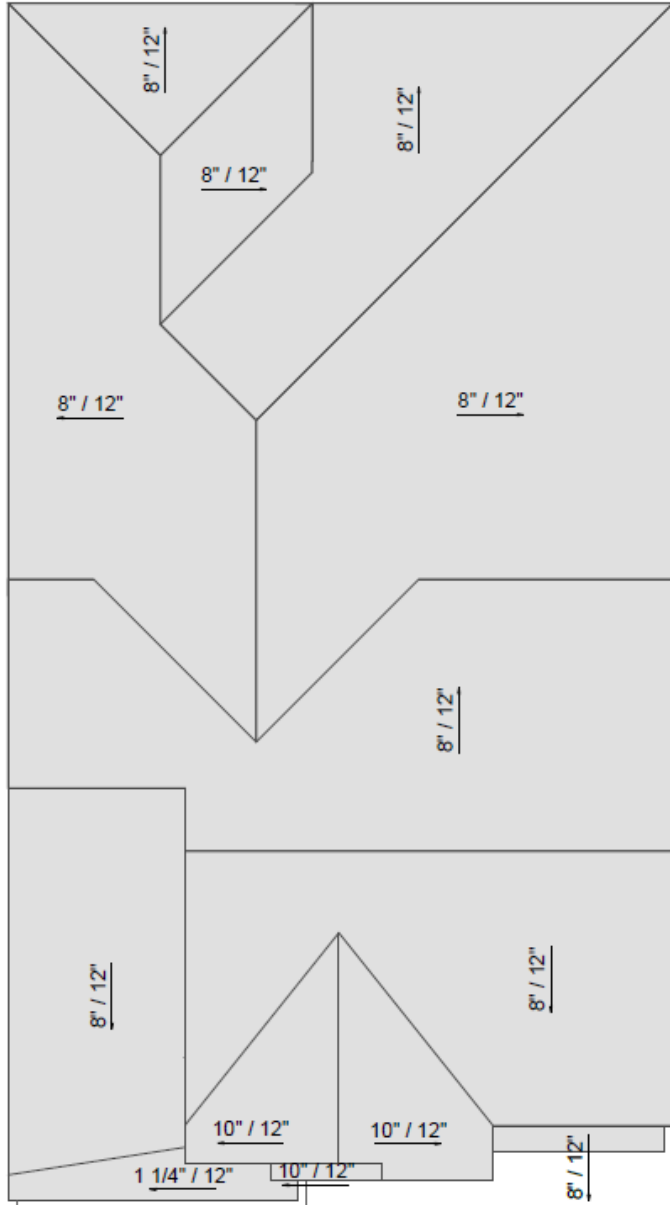
CLASSIC



HILL COUNTRY



MODERN FARMHOUSE



TRANSITIONAL



CLASSIC



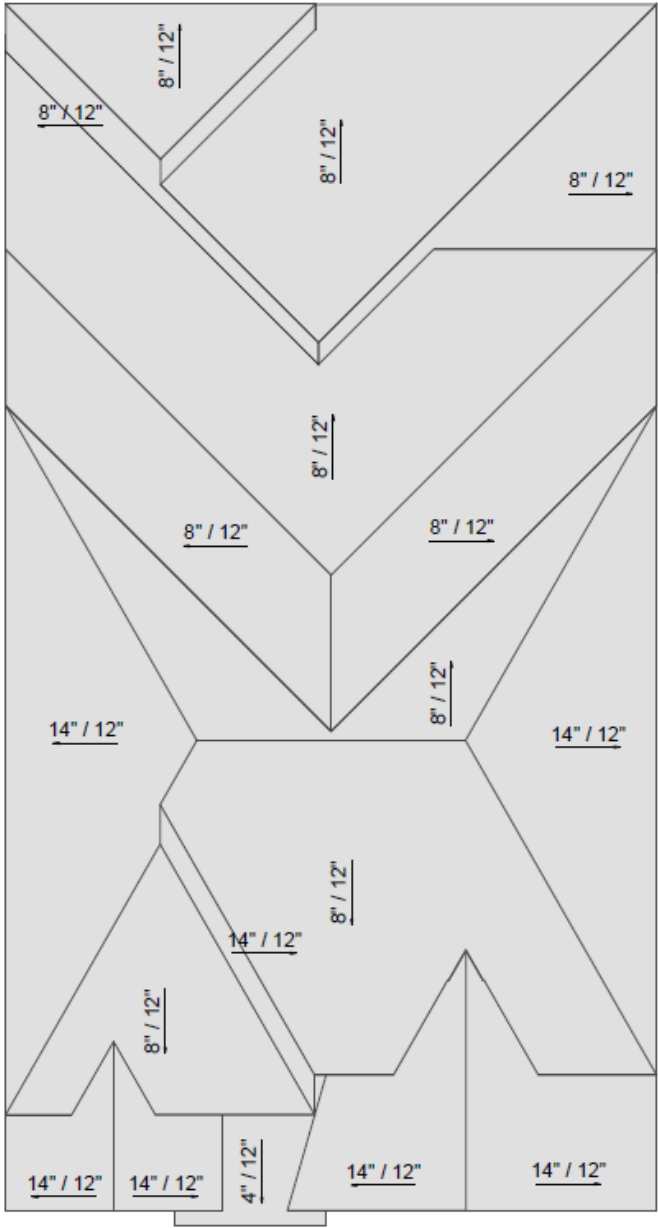
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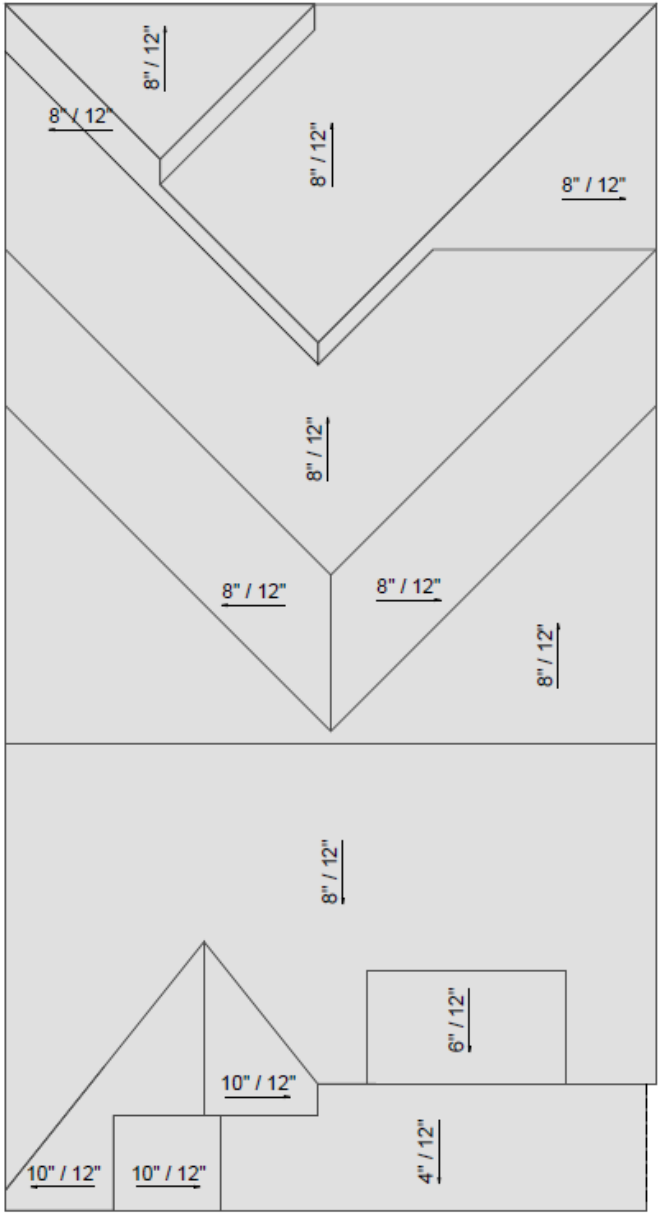
MODERN FARMHOUSE



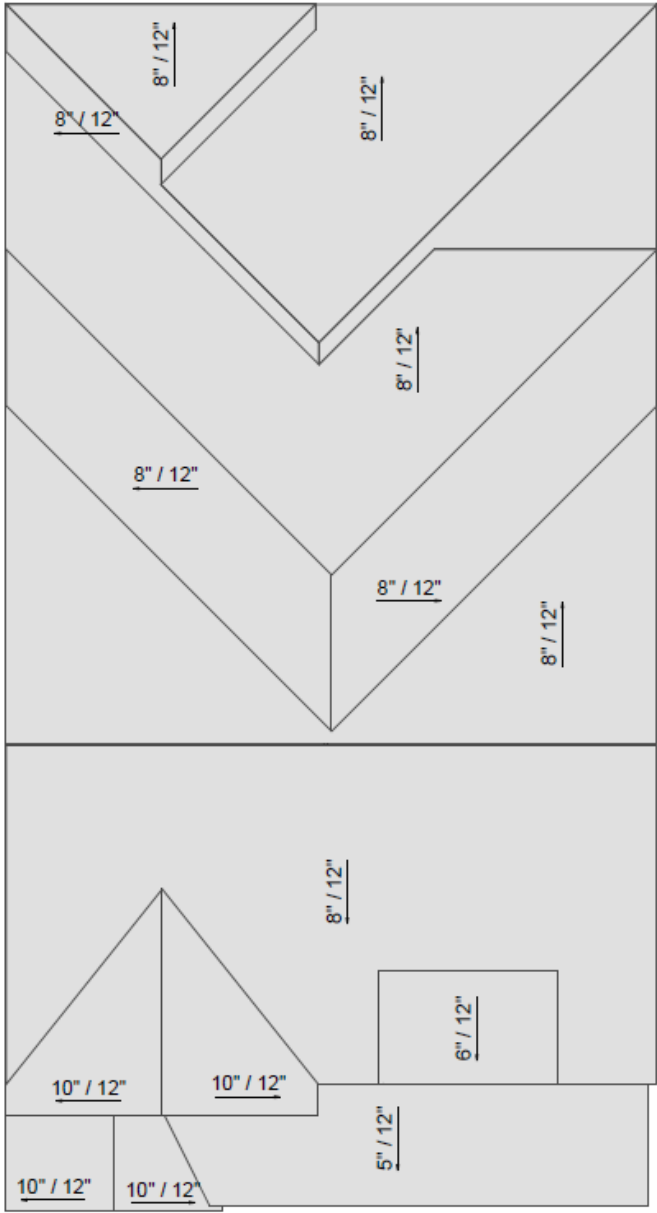
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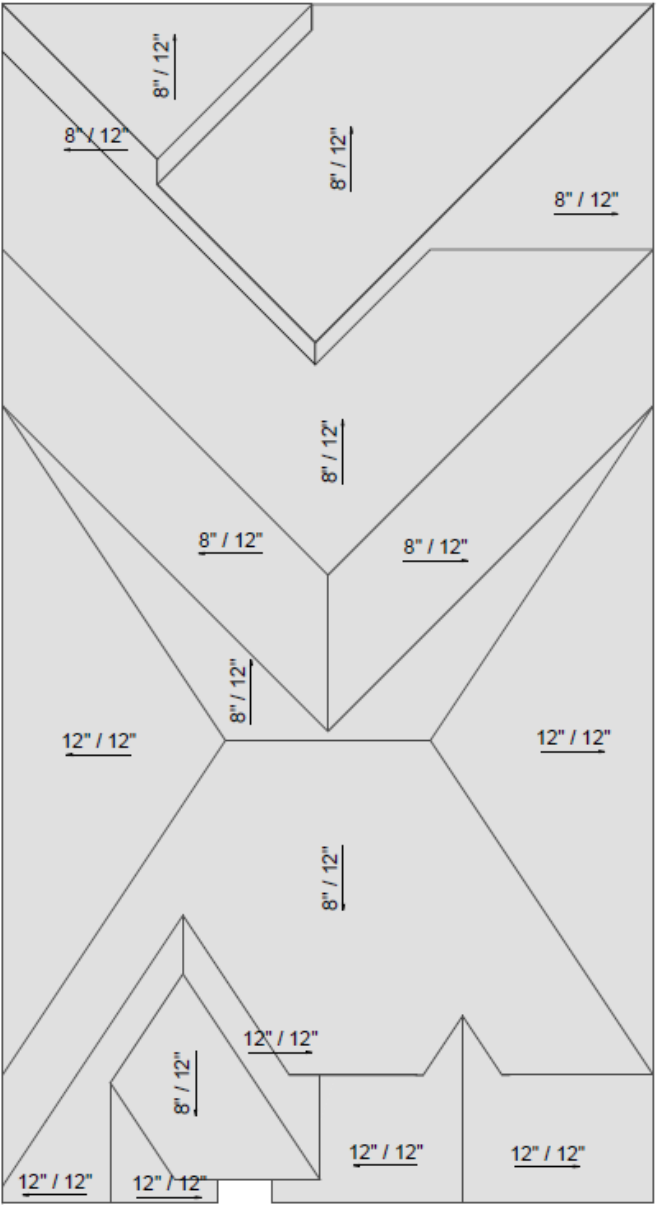
CLASSIC



HILL COUNTRY



MODERN FARMHOUSE



TRANSITIONAL