



Life Connected.

PLANNING & ZONING COMMISSION REGULAR MEETING

CELINA COUNCIL CHAMBERS

112 N. COLORADO ST.

THURSDAY, NOVEMBER 21, 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. Presentation on Gateway Monumentation Introduction
- 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 October 24, 2024, Planning & Zoning Commission meeting.
- IV. **PUBLIC HEARING/ACTION**
 - A. Conduct a public hearing to consider and act upon a request to zone approximately 14 acres to Community Facilities District (CF) zoning; generally located north of County Road 58 and approximately 325 feet west of County Road 59, within the Extraterritorial Jurisdiction (ETJ). (Lifeway Church – Zoning)
 - B. Conduct a public hearing to consider and act upon a request to amend approximately 157 acres of Planned Development (PD) No. 26 with Single-Family, Detached District (SF-R) base zoning, and modified development standards; generally located north of future J Fred Smith Parkway and approximately 520 feet east of future Celina Parkway, within the City Limits. (G-Bar (Uptown) - PD Amendment)
- 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, OCTOBER 24, 2024
5:00 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

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

Members Present:

Chair Shawn Bain
Vice Chair Bryan Poche
Commissioner Alan Upchurch
Commissioner Daniel Trigo
Commissioner Jason Laumer
Commissioner Michael Dawson
Commissioner Ryan Samuelson

Members Absent:

None

Staff Present:

Executive Director of Development
Services, Dusty McAfee
Director of Planning, Madhuri Mohan
Senior Planner, Jonathan Pollard
Senior Planner, Victoria Kiker
Senior Planner, Haley Meeks

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, welcome new P&Z commissioners, and request for new business consideration.

A. Planning & Zoning Commission: Chair & Vice Chair Appointments

The Commission voted on nominating a Chair.

Shawn Bain was nominated for Chair.

Commissioner Laumer motioned to approve.

Commissioner Upchurch seconded.

Upon a motion by Commissioner Laumer and a second by Commissioner Upchurch, the Commission voted seven (7) for and none (0) opposed to approve Shawn Bain as Chair. The motion carried 7-0.

All were in favor, and Shawn Bain was appointed as Chair.

The Commission voted on nominating a Vice Chair.

Bryan Poche was nominated for Vice Chair.

Commissioner Laumer motioned to approve.

Commissioner Upchurch seconded.

Upon a motion by Commissioner Laumer and a second by Commissioner Upchurch, the Commission voted seven (7) for and none (0) opposed to approve Bryan Poche as Vice Chair. The motion carried 7-0. All were in favor, and Commissioner Poche was appointed Vice Chair.

B. Reconvene Into Open Session

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.

Commissioner Dawson motioned to approve.

Vice Chair Poche seconded.

Upon a motion by Commissioner Dawson and a second by Vice Chair Poche, the Commission voted seven (7) for and none (0) opposed to approve the minutes of the September 19th Planning & Zoning Commission meeting. The motion carried 7-0.

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)

Victoria Kiker, Senior Planner, noted the applicant's formal withdrawal of the request.

Chair Bain opened the public hearing.

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

No action was taken.

- 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)

Jonathan Pollard, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, asked if Toll Brothers would be building all the homes in these future neighborhoods and noted that lower design standards may require more maintenance in the long term compared to the traditional masonry architectural style.

Addison Rogers on behalf of Toll Brothers, applicant, 2555 Grapevine Parkway, Grapevine, Texas, 76051, responded by stating that the Ranch at Uptown is a joint partnership with Taylor Morrison. Toll Brothers will be the only homebuilder within the Legacy Branch neighborhood. The applicant also noted that all building materials have some maintenance associated with them, including brick and stone.

Commissioner Upchurch asked if there would be a Home Owner's Association (HOA) set up to ensure timely maintenance.

Staff confirmed that HOAs are required to be set up for all new neighborhoods.

Commissioner Laumer asked if the final product would match the proposed elevations included in the presentation.

Mr. Rogers stated that the elevations are still being finalized. However, the final product would closely match the elevations shown.

Commissioner Samuelson asked about Taylor Morrison's reputation and elevations.

Dusty McAfee, Executive Director of Development Services, noted that Taylor Morrison was not confirmed as part of the original request, but also noted that they are quality builders.

Commissioner Upchurch asked if staff is able to include Taylor Morrison's elevations into the final agreement for City Council's consideration.
No one else came forward to speak and the public hearing was closed.
The commissioners discussed the item.
Vice Chair Poche motioned to approve the item with the condition that the Taylor Morrison renderings are attached in the draft agreement for City Council.
Commissioner Laumer seconded the motion.
Upon a motion by Vice Chair Poche and a second by Commissioner Laumer, the Commission voted seven (7) for and none (0) opposed to approve the item. The motion carried 7-0.

V. **ADJOURNMENT:**
Chair Bain adjourned the meeting at 5:52 p.m.

Chair

Staff Liaison

Date



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Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan, Planning Director
CC: Dusty McAfee, Director of Development Services
Date: November 21, 2024
Re: Lifeway Church - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 14 acres to Community Facilities District (CF) zoning; generally located north of County Road 58 and approximately 325 feet west of County Road 59, within the Extraterritorial Jurisdiction (ETJ). (Lifeway Church – Zoning)

Background Information:

The applicant's request is to zone approximately 14 acres to Community Facilities District (CF) zoning for a church, in accordance with a Development Agreement approved by the City Council in April 2024. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

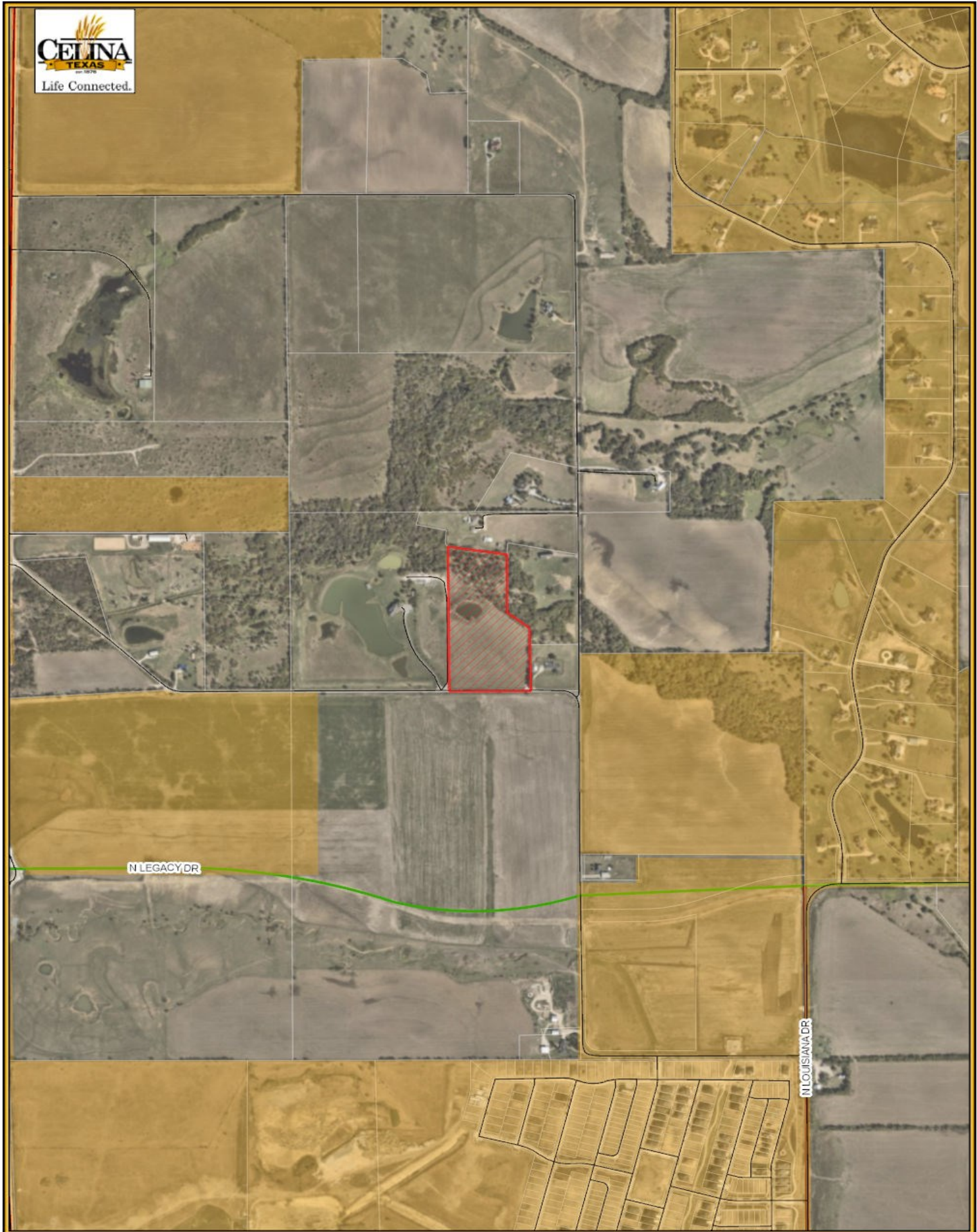
1. Location Map
2. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.



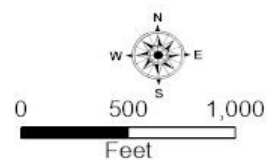
Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

Lifeway Church Location Map

City of Celina

11/5/2024

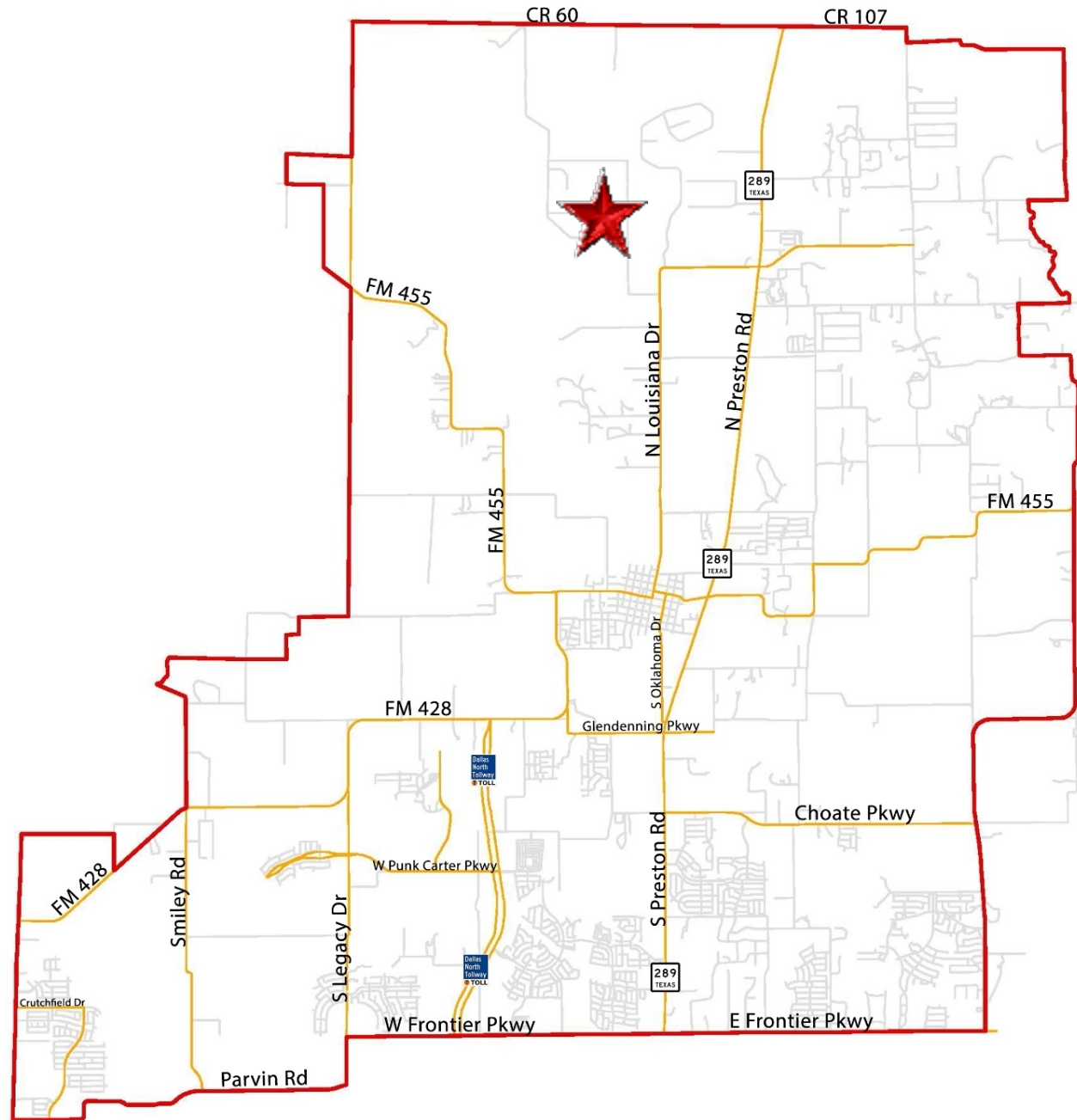


LIFEWAY CHURCH

ZONING

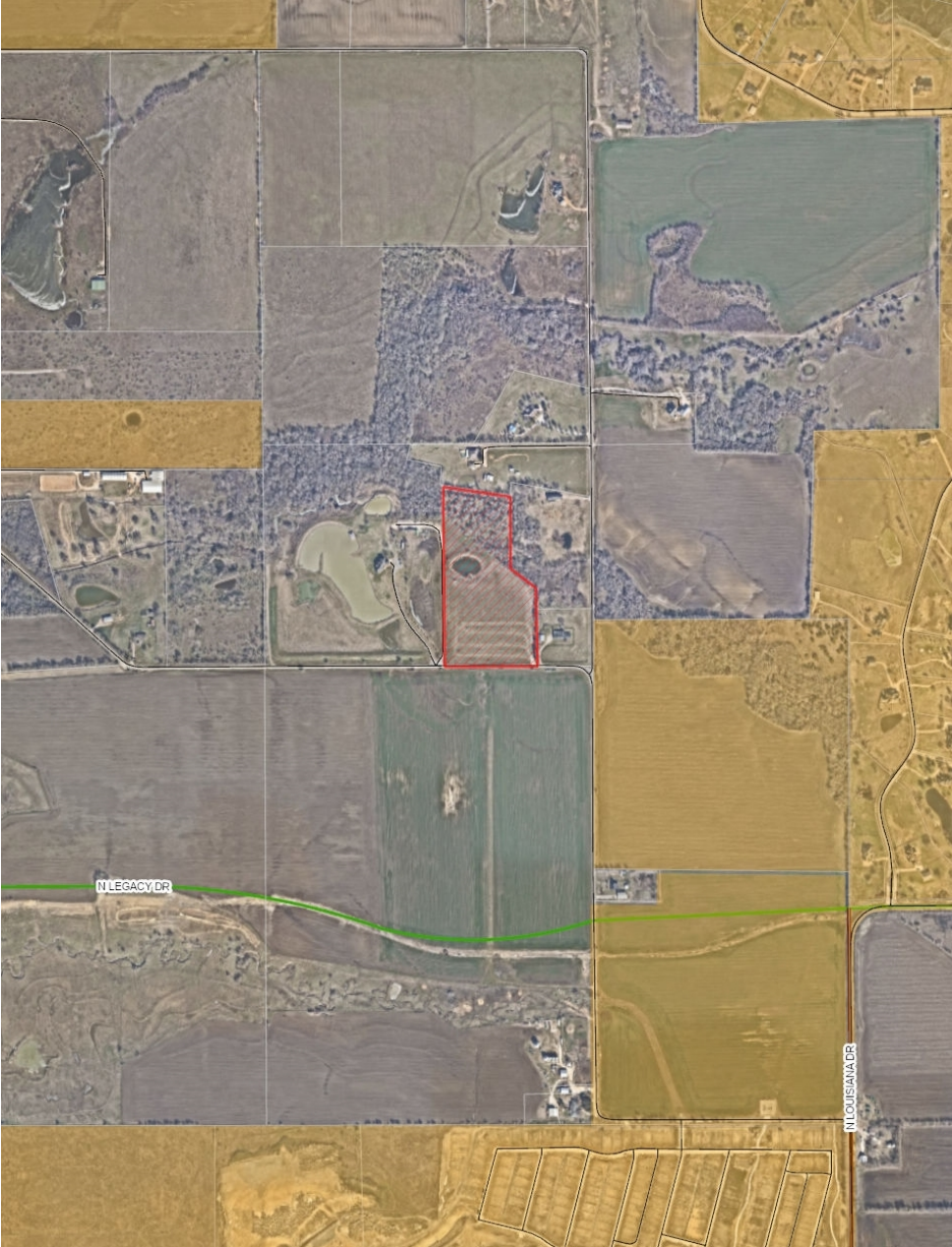
Planning & Zoning Commission
November 21, 2024





LOCATION MAP

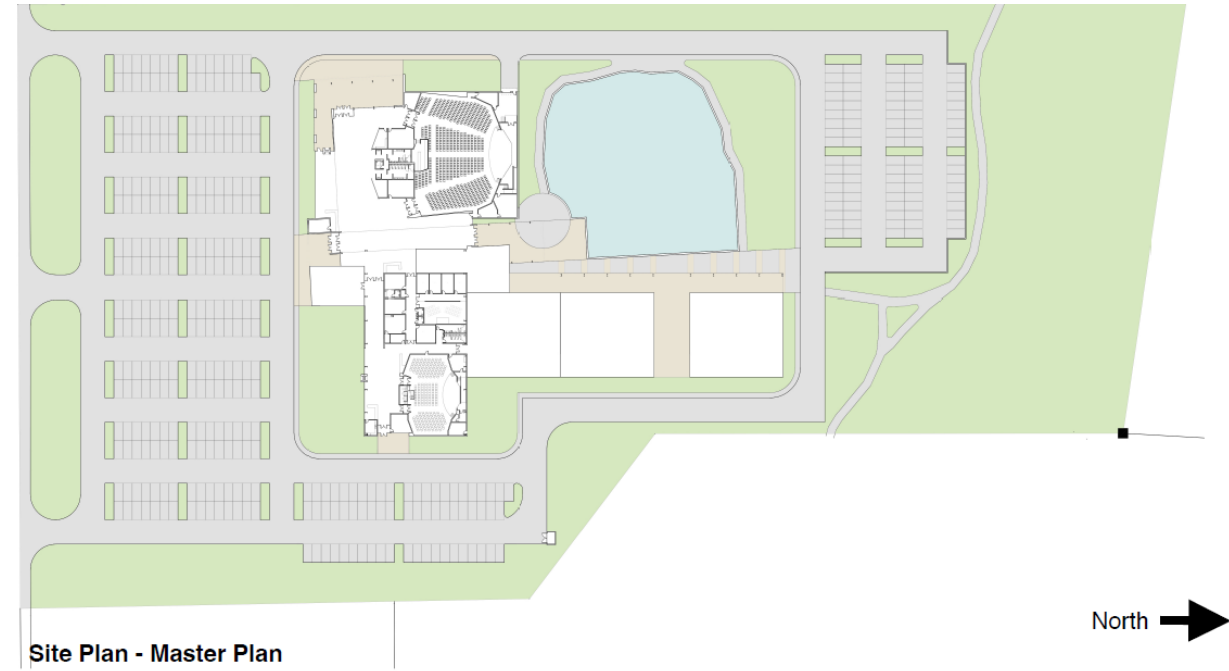
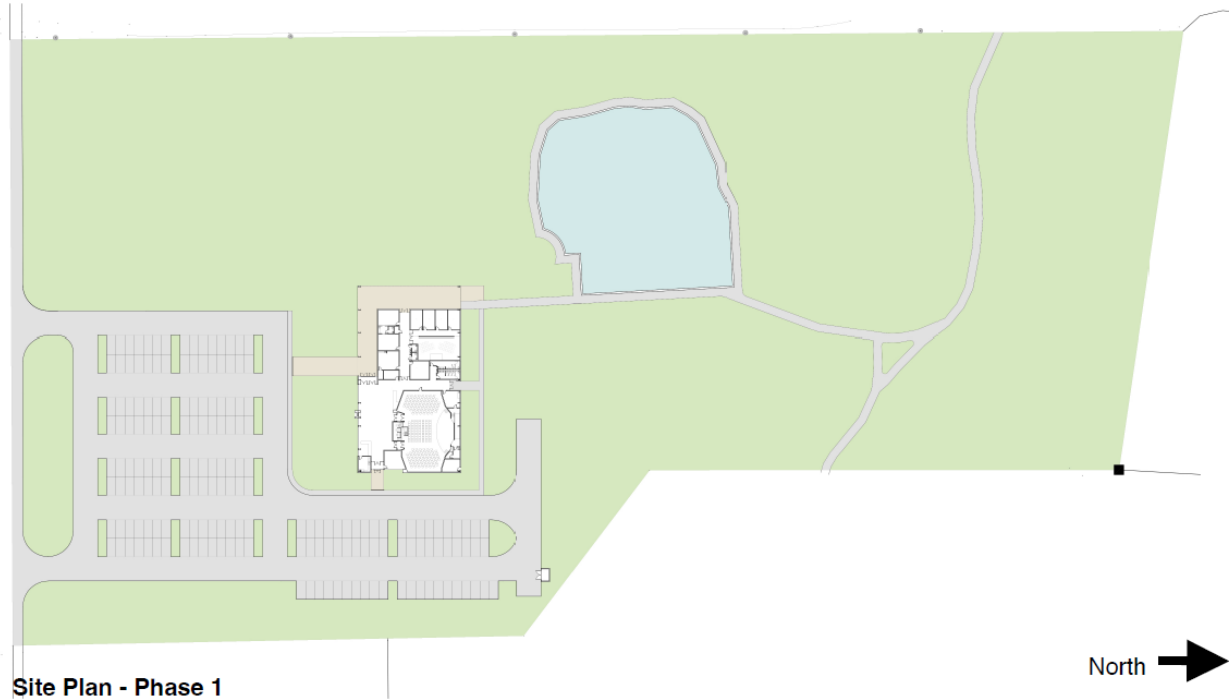
The subject property is generally located at the northwest corner of CR 58 and CR 59, east of Legacy Hills and west of North Preston Lakes Estates



BACKGROUND

- The City Council approved a Development Agreement for the subject property in April 2024 that outlined its future zoning and annexation
- The subject property is approximately 14 acres, located in the Extraterritorial Jurisdiction (ETJ)
- The applicant's request is to zone the property to Community Facilities District (CF) zoning, as permitted in the approved Development Agreement
- The property owner is proposing a church

CONCEPT PLAN



RENDERING (PHASE 1)



South Elevation

POLICY CONSIDERATIONS

- The associated annexation brings 14 acres into the City Limits
- Community Facilities District is the appropriate zoning district for churches
- The request is in conformance with the previously approved Development Agreement

RECOMMENDATION

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



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Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan, Planning Director
CC: Dusty McAfee, Director of Development Services
Date: November 21, 2024
Re: G-Bar (Uptown) - PD Amendment

Action Requested:

Conduct a public hearing to consider and act upon a request to amend approximately 157 acres of Planned Development (PD) No. 26 with Single-Family, Detached District (SF-R) base zoning, and modified development standards; generally located north of future J Fred Smith Parkway and approximately 520 feet east of future Celina Parkway, within the City Limits. (G-Bar (Uptown) - PD Amendment)

Background Information:

The applicant's request is to amend approximately 157 acres of Planned Development No. 26 (PD-26) to add a new neighborhood to the Uptown master-planned community, in accordance with a Development Agreement approved by the City Council in August 2024. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

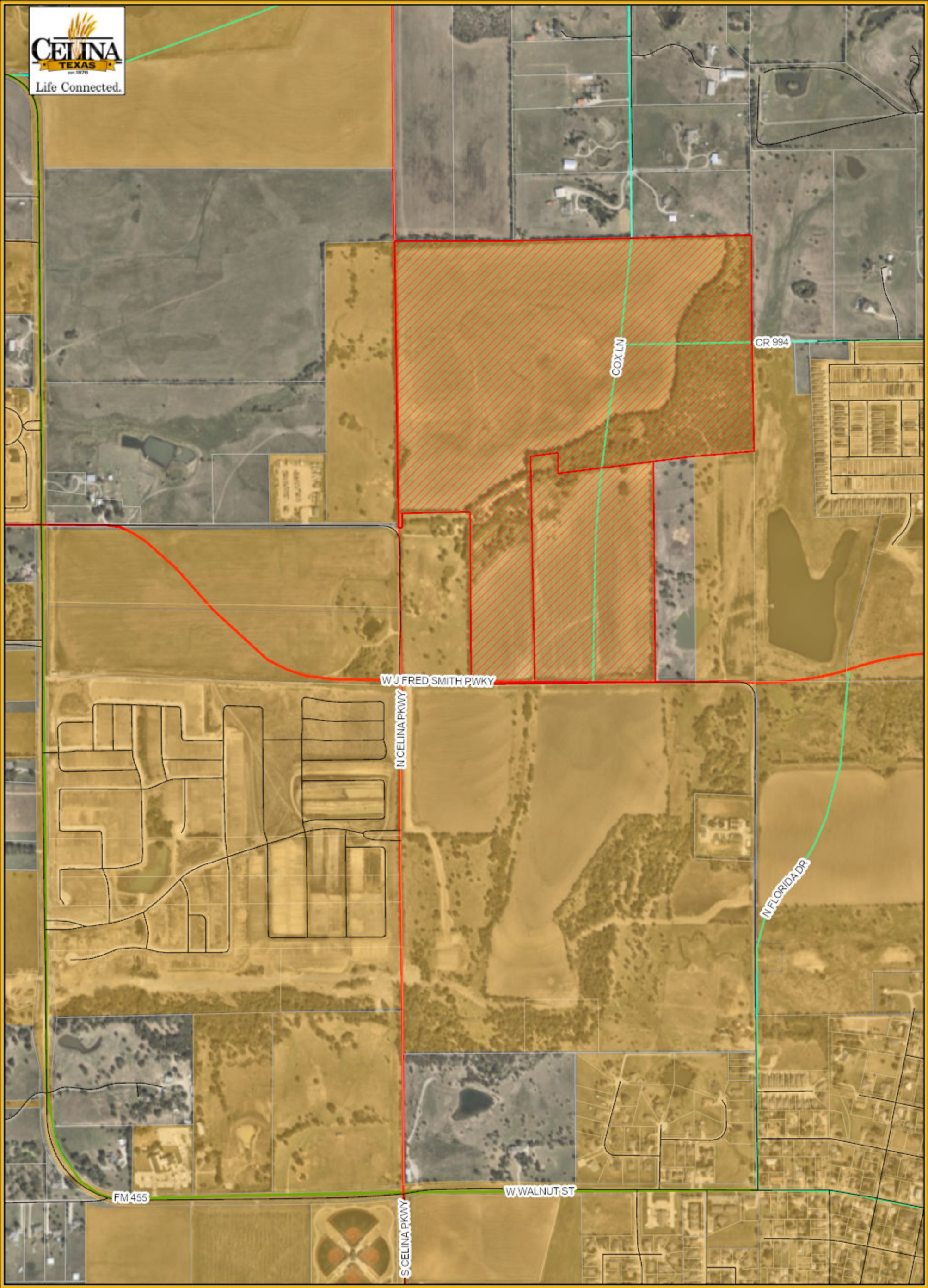
1. Location Map
2. Staff Presentation
3. Draft Development Standards

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

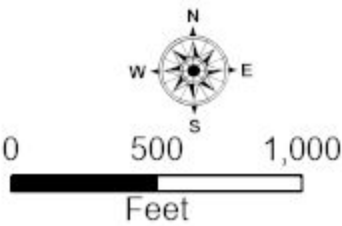


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

GBAR Location Map
City of Celina

10/28/2024

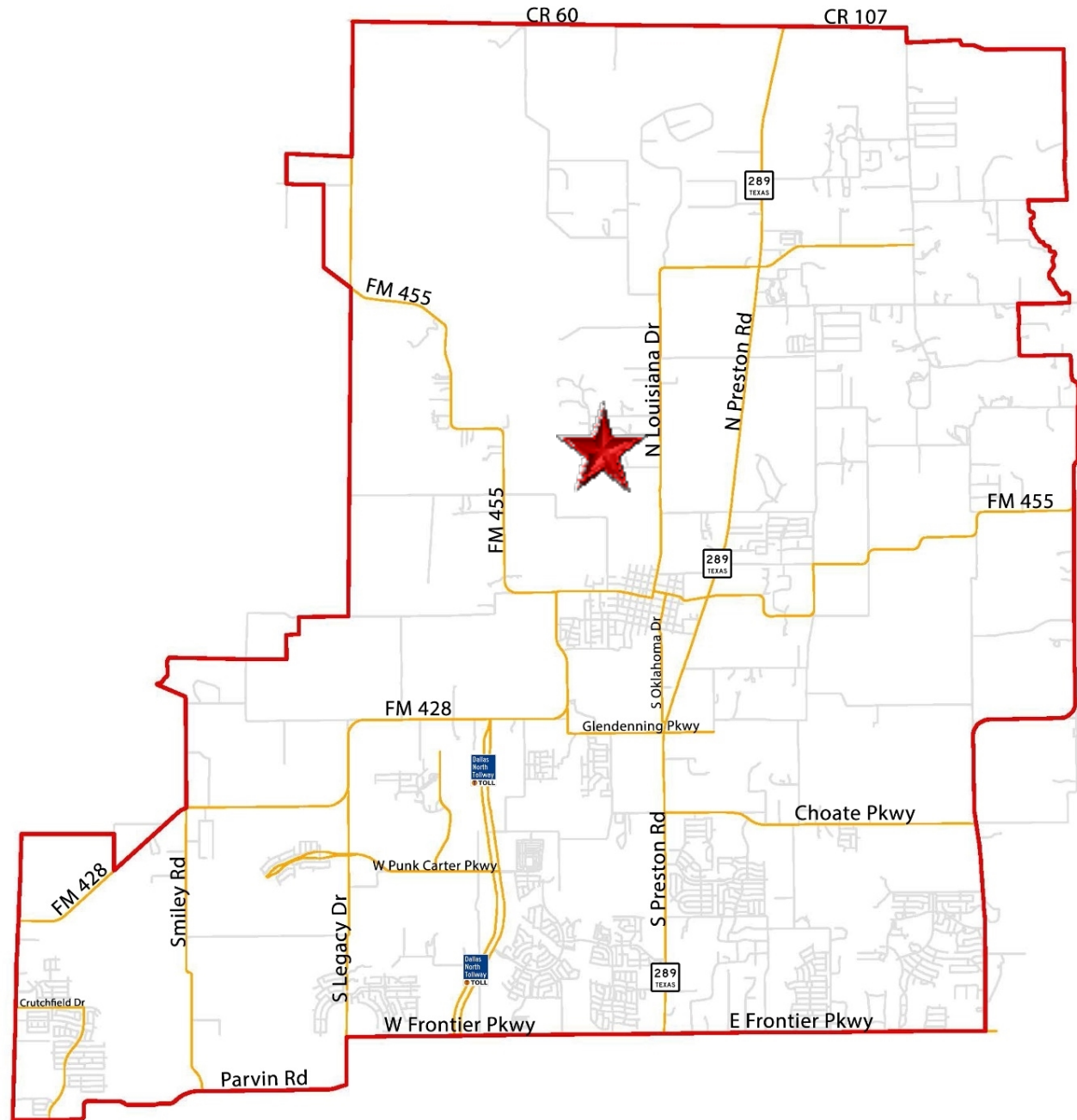


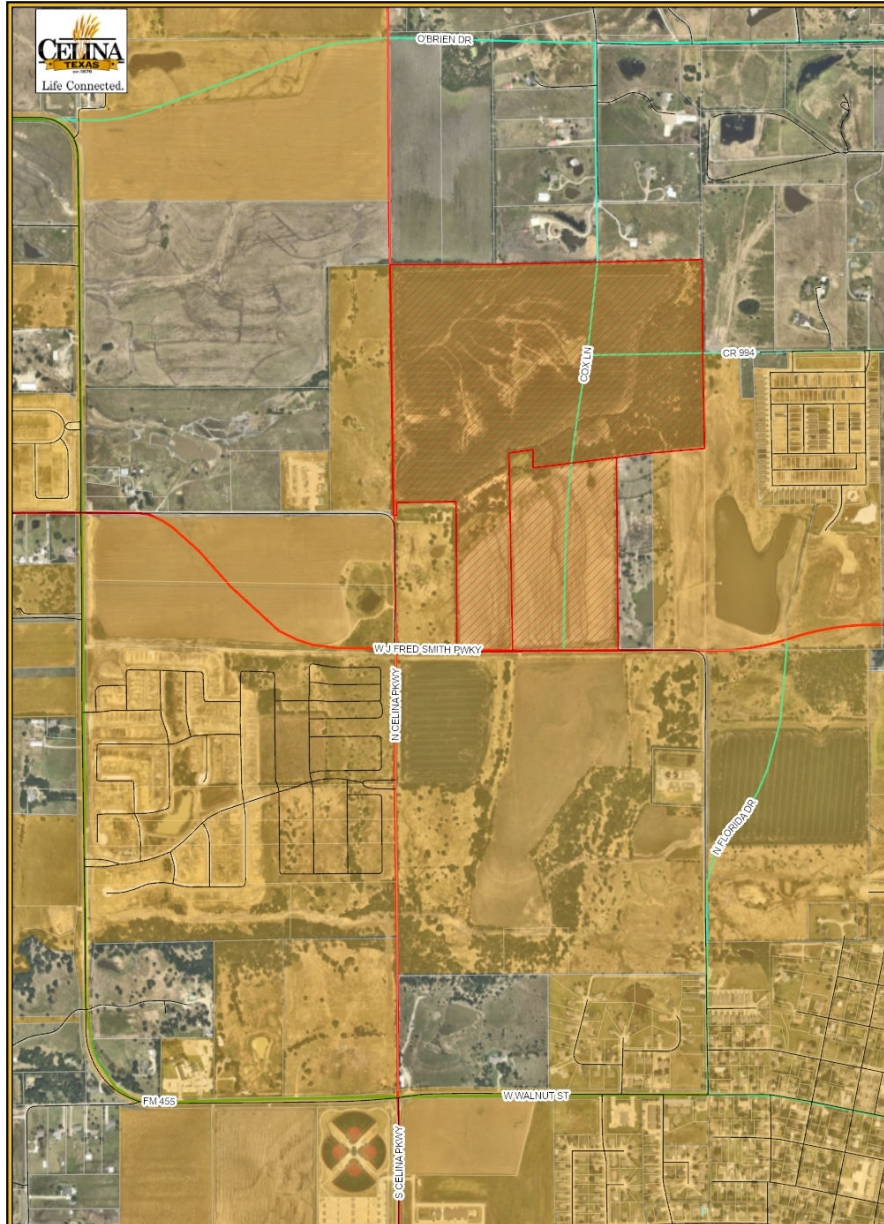
G-BAR

Planned Development

Planning & Zoning Commission
November 21, 2024







LOCATION MAP

The subject property is generally located at the northeast corner of future Celina Parkway and future J Fred Smith Parkway, west of The Cottages neighborhood

BACKGROUND

- The subject property is approximately 157 acres and was annexed into City Limits in 2006
- The property is zoned Planned Development No. 26, with a mix of uses, including single-family detached, single-family attached (townhomes), and multi-family
- The City Council approved a Development Agreement in August 2024 which outlined the future rezoning of the property

PROJECT OVERVIEW

- The applicant is proposing to add a new neighborhood to the Uptown master-planned community
- The lot sizes will include 50', 60', and 70' wide lots with no alleys
- Existing PD summary:
 - Single-family (96 acres at 4 lots per acre = 384 lots)
 - Townhome (51.3 acres at 12 lots per acre = 615.6 lots)
 - Multi-family (4.6 acres at 16 units per acre = 73.6 units)
- Proposed zoning (approximately 487 single-family lots)

CONCEPT PLAN

SITE KEY: ± 156.5 ACRES

SITE BOUNDARY

FLOODPLAIN

NATURAL GAS PIPELINE - 50' EASEMENT

PHASING LINE

OPEN SPACE: ± 31.0 AC- 20%

SINGLE FAMILY: ± 487 LOTS

50' X 120': ± 238 LOTS

60' X 120': ± 165 LOTS

70' X 125': ± 15 LOTS

70' X 130': ± 69 LOTS

NORTHERN TRACT: ± 261 LOTS

50' X 120': ± 136 LOTS

60' X 120': ± 90 LOTS

70' X 130': ± 35 LOTS

SOUTHERN TRACT: ± 226 LOTS

50' X 120': ± 102 LOTS

60' X 120': ± 75 LOTS

70' X 125': ± 15 LOTS

70' X 130': ± 34 LOTS

NOTE: CONCEPT PLAN IS SUBJECT TO DRAINAGE STUDY, POND LOCATION AND SIZING TO BE CONFIRMED AT THE TIME OF DEVELOPMENT. CURRENTLY ASSUMED 5% OF EACH DRAINAGE AREA WILL BE DETAINED.

ALL RESIDENTIAL DISTRICTS ARE SUBJECT TO 20% OPEN SPACE WITH A MINIMUM OF 50% OF THAT OPEN SPACE BEING "USABLE OPEN SPACE"

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POLICY CONSIDERATIONS

- The applicant is downzoning the property for single-family uses, and would eliminate any multi-family uses
- The single-family would be an extension of existing Uptown neighborhood
- The request is in conformance with the governing Development Agreement

RECOMMENDATION

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

Draft Development Standards

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

The property is zoned a Planned Development (PD) with a base zoning of Single-Family Residential Detached District (SF-R) base zoning, with the following modified regulations:

1. The property shall generally develop per the attached Concept Plan.
2. Rear entry alley-loaded garages shall not be required, and front-loading garages are allowed.

	Smallest Lot Size	Medium Lot Size	Largest Lot Size
Min. Width	50'	60'	70'
Lot % (Min/Max)	60% Max.	30% Min.	10% Min.