



Life Connected.

**PLANNING AND ZONING COMMISSION REGULAR MEETING**

**CELINA COUNCIL CHAMBERS**

**112 N. COLORADO ST.**

**THURSDAY, DECEMBER 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.
  - A. Development Process Discussion  
  
Reconvene Into Council Chambers.
  - B. 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 November 21, 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, Gas Pumps/Fuel Sales use on approximately 2 acres; generally located at the northeast corner of Preston Road and Glendenning Parkway, within the City Limits. (Murphy USA - Specific Use Permit)
  - B. 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 450 feet north of Frontier Parkway, within the City Limits. (Mavis Tires & Brakes – Specific Use Permit)
- 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



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**Planning**  
City of Celina, Texas

**Memorandum**

To: **Planning and Zoning Commission**  
From: Arabella Lopez, Planning Manager  
CC: Madhuri Mohan, Planning Director  
Date: December 19, 2024  
Re: Capital Improvements Advisory Committee (CIAC) for Roadway Impact Fee Update

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**Action Requested:**

Presentation of the Capital Improvements Advisory Committee (CIAC) for Roadway Impact Fee Update.

**Background Information:**

This item is a subsequent presentation on Roadway Impact Fees, continuing on the original presentation from the September Planning & Zoning Commission meeting. Please refer to the attached presentation for further information.

**Legal Review:**

N/A

**Supporting Documents:**

1. 2024 Annual CIP Presentation - P&Z

**Financial Consideration:**

N/A

**Staff Recommendation:**

N/A

# Roadway Impact Fees

Capital Improvements Advisory Committee

City of Celina



Life Connected.

Dec 19, 2024

Kimley»Horn

Kimley»Horn

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# Outline

Previous Meeting (9/19) Recap

Impact Fee Components & MTP Update

Maximum Fee

Collection Rate Options

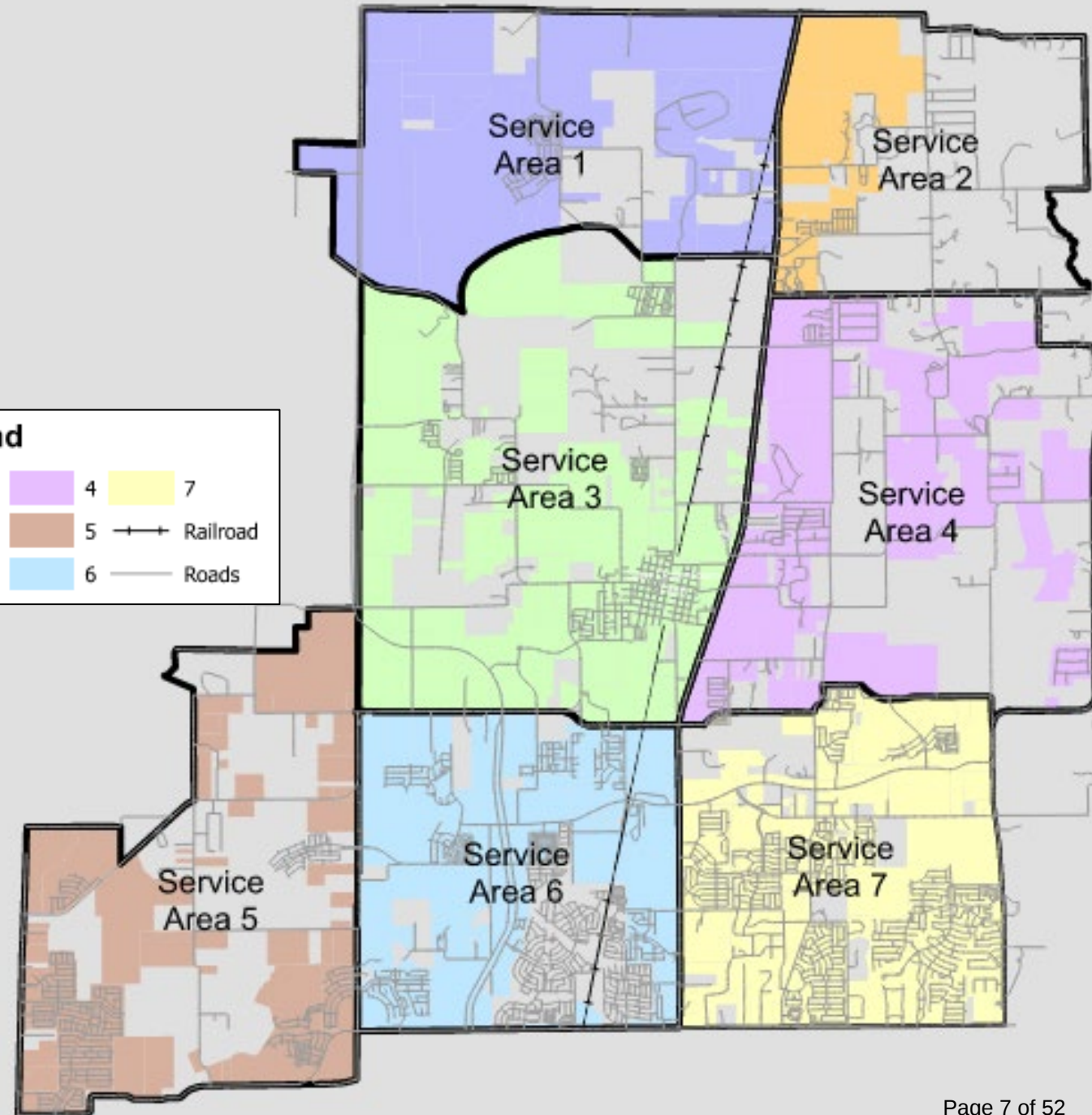
Next Steps

# Previous Meeting (9/19) Recap

- Impact Fees 101
- Role of the CIAC
- Impact Fee Components
  - Service Areas
  - Land Use Assumptions
  - Service Units
  - Capital Improvements Plans
    - Master Thoroughfare Plan Update
  - Maximum Assessable Fee
    - Credit Calculation
- Impact Fee Methodology

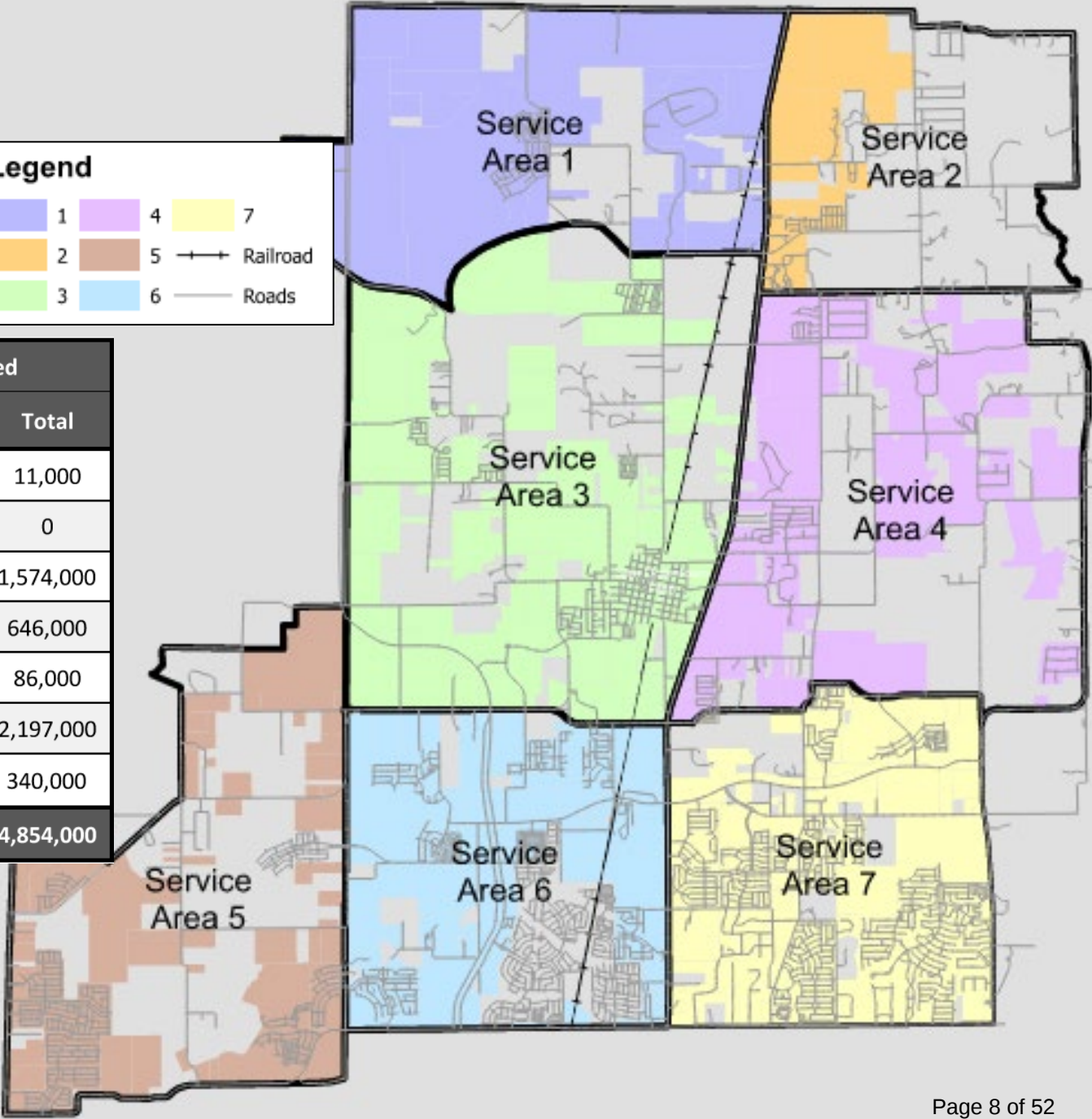
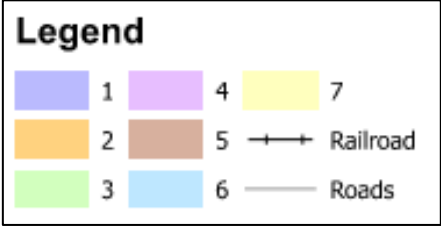
# Service Areas

- Area to be served by Impact Fee Capital Improvement Plan
- Roadway Service Areas are limited to six (6) miles by state law
  - Cannot include ETJ
  - Seven (7) service areas in Celina
  - Updated to include Annexations since 2021 study adoption
    - Resulted in **24% more land area** within the City Limits



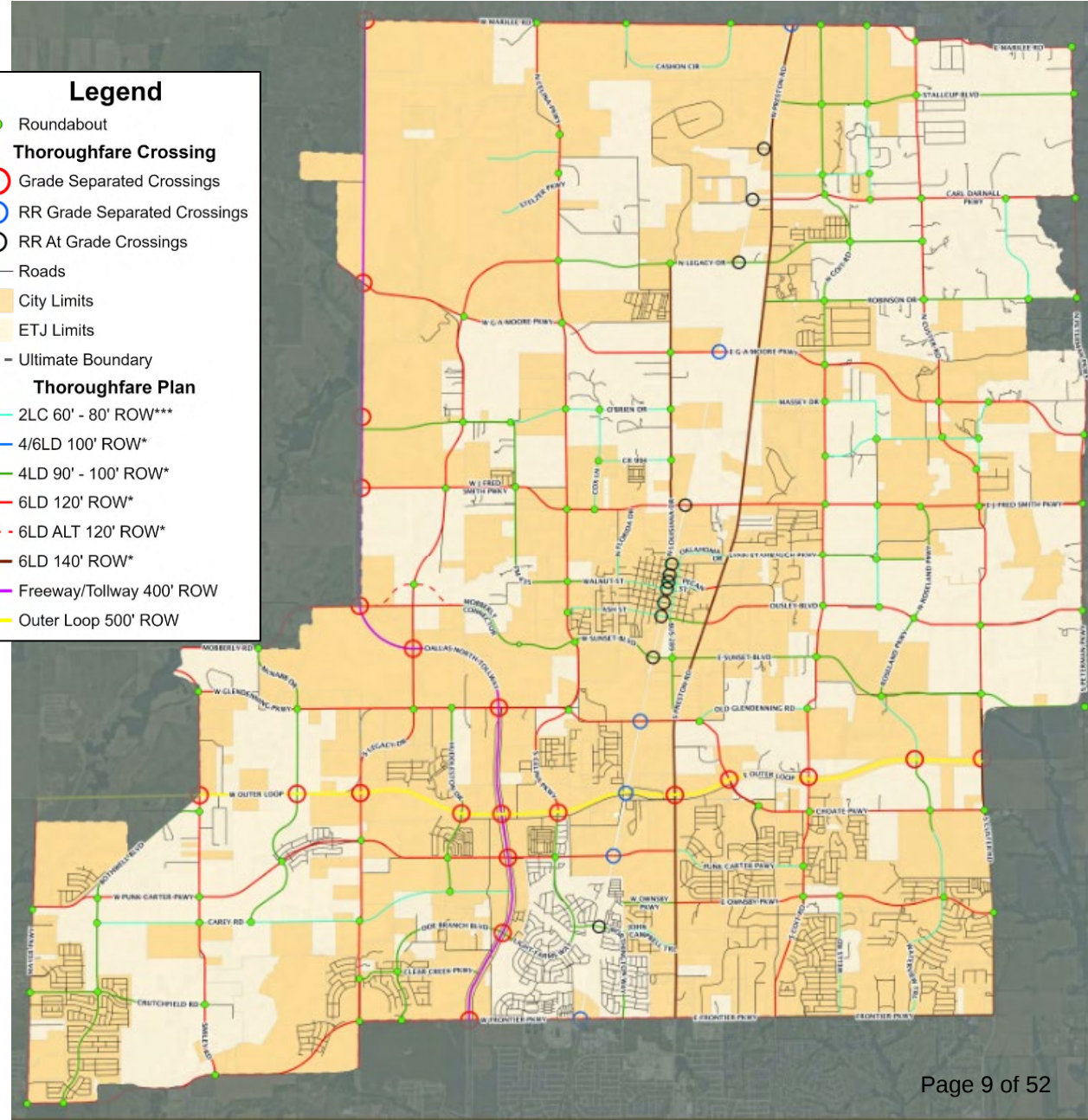
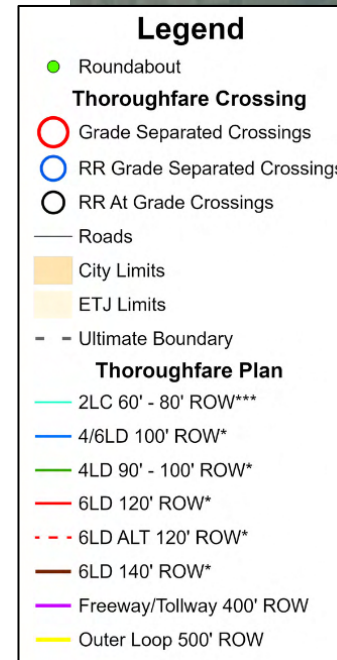
# Land Use Assumptions

| Service Area | Population Added | Residential Units Added | Employees Added | Employment Square Feet Added |           |           |           |
|--------------|------------------|-------------------------|-----------------|------------------------------|-----------|-----------|-----------|
|              |                  |                         |                 | Basic                        | Service   | Retail    | Total     |
| 1            | 12,031           | 3,881                   | 24              | 4,000                        | 2,000     | 5,000     | 11,000    |
| 2            | 5,470            | 1,851                   | 0               | 0                            | 0         | 0         | 0         |
| 3            | 19,719           | 6,747                   | 4,102           | 166,000                      | 465,000   | 943,000   | 1,574,000 |
| 4            | 9,336            | 3,170                   | 1,380           | 251,000                      | 133,000   | 262,000   | 646,000   |
| 5            | 17,131           | 5,891                   | 240             | 0                            | 31,000    | 55,000    | 86,000    |
| 6            | 16,540           | 6,561                   | 5,926           | 160,000                      | 844,000   | 1,193,000 | 2,197,000 |
| 7            | 20,577           | 7,017                   | 821             | 85,000                       | 116,000   | 139,000   | 340,000   |
| City-Wide    | 100,805          | 35,118                  | 12,493          | 666,000                      | 1,591,000 | 2,597,000 | 4,854,000 |



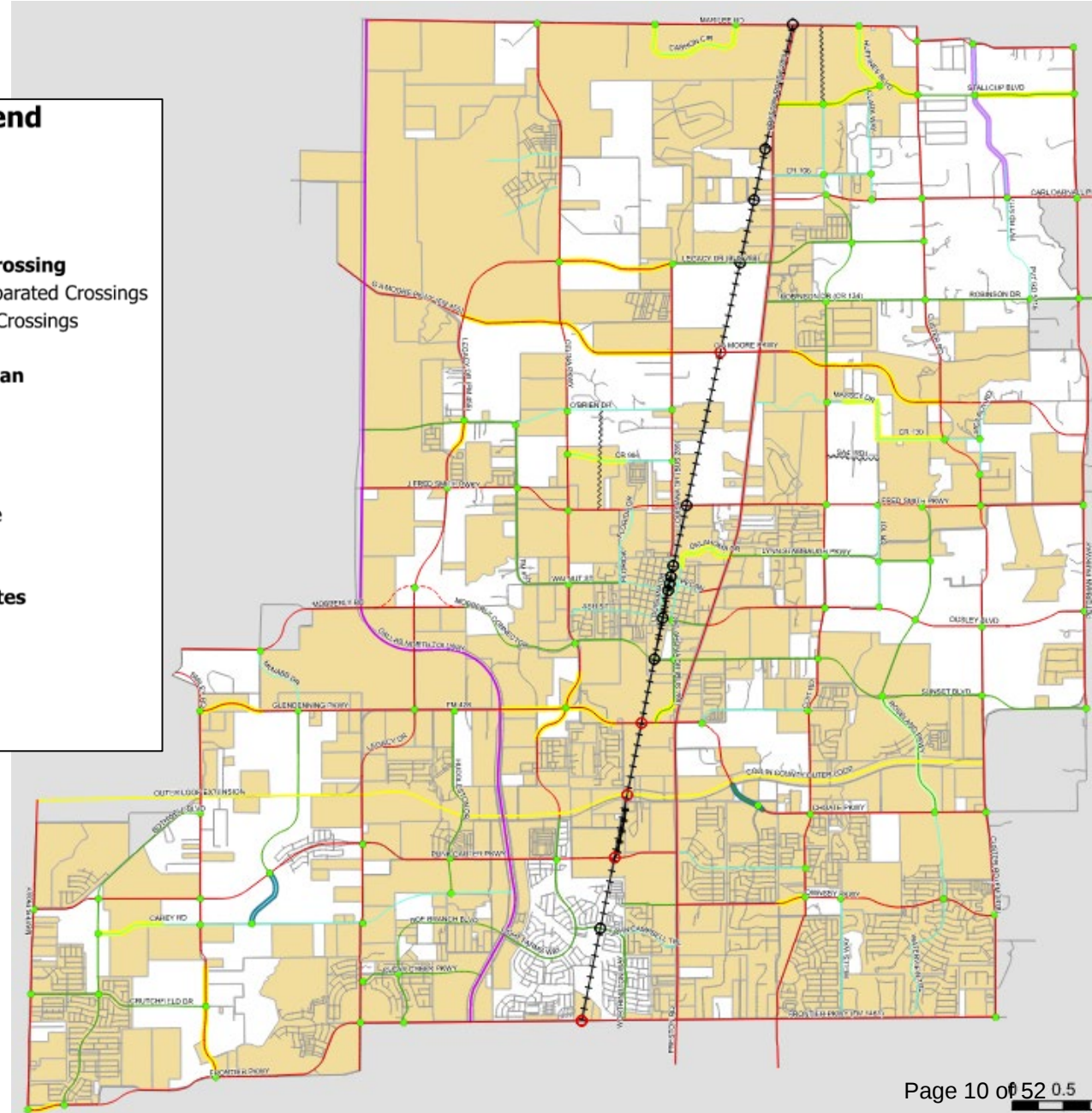
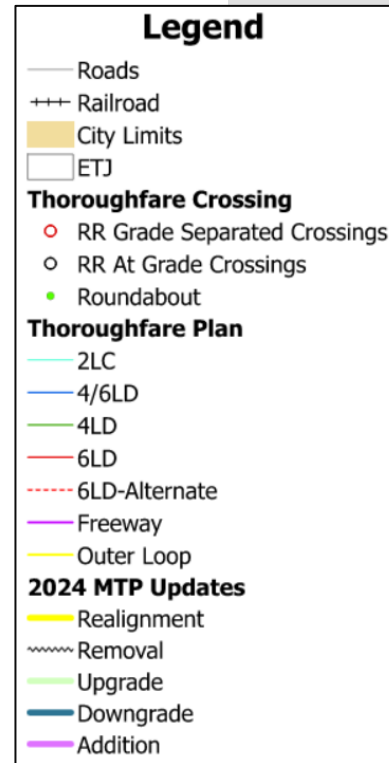
# Capital Improvements Plan

- Infrastructure needed to serve 10 Year growth
  - 10-year IF CIP vs 5-year CIP
- Based on an adopted plan



# Capital Improvements Plan: MTP Update

- Match approved development plans (as of 9/1/2024)
- Match recently built alignments
- Match TxDOT/County alignments
- Align with TIAs performed



# Impact Fees 101



# Impact Fee Methodology

- How are Impact Fees Calculated?
- Land Use and Population Projections
- Master Plan Infrastructure Requirements
- Develop 10-Year Impact Fee CIP
- Remove costs associated with existing development and growth at 10+ years
- Calculate Pre-Credit Max Assessable Impact Fee

$$\text{Impact Fee Per Service Unit} = \frac{\text{Recoverable Cost of the CIP (\$)}}{\text{New Service Units}}$$

- Credit Calculation

# Credit Calculation

- Chapter 395 states:
  - Detailed credit calculation; or
  - **a credit equal to 50 percent**
- The 2024 Roadway Impact Fee Update will include the 50% credit to account for Ad Valorem taxes

# 2024 Maximum Fee per Service Area

| Service Area            | 1        | 2        | 3        | 4        | 5        | 6        | 7        |
|-------------------------|----------|----------|----------|----------|----------|----------|----------|
| 2021 Max Assessable Fee | \$ 1,142 | \$ 1,561 | \$ 1,225 | \$ 1,397 | \$ 1,788 | \$ 2,022 | \$ 910   |
| 2024 Max Assessable Fee | \$ 3,991 | \$ 3,387 | \$ 3,626 | \$ 2,997 | \$ 3,996 | \$ 1,936 | \$ 1,582 |
| Change                  | \$ 2,849 | \$ 1,826 | \$ 2,401 | \$ 1,600 | \$ 2,208 | \$ (86)  | \$ 672   |

# 2021/2024 Rate Comparison & Options

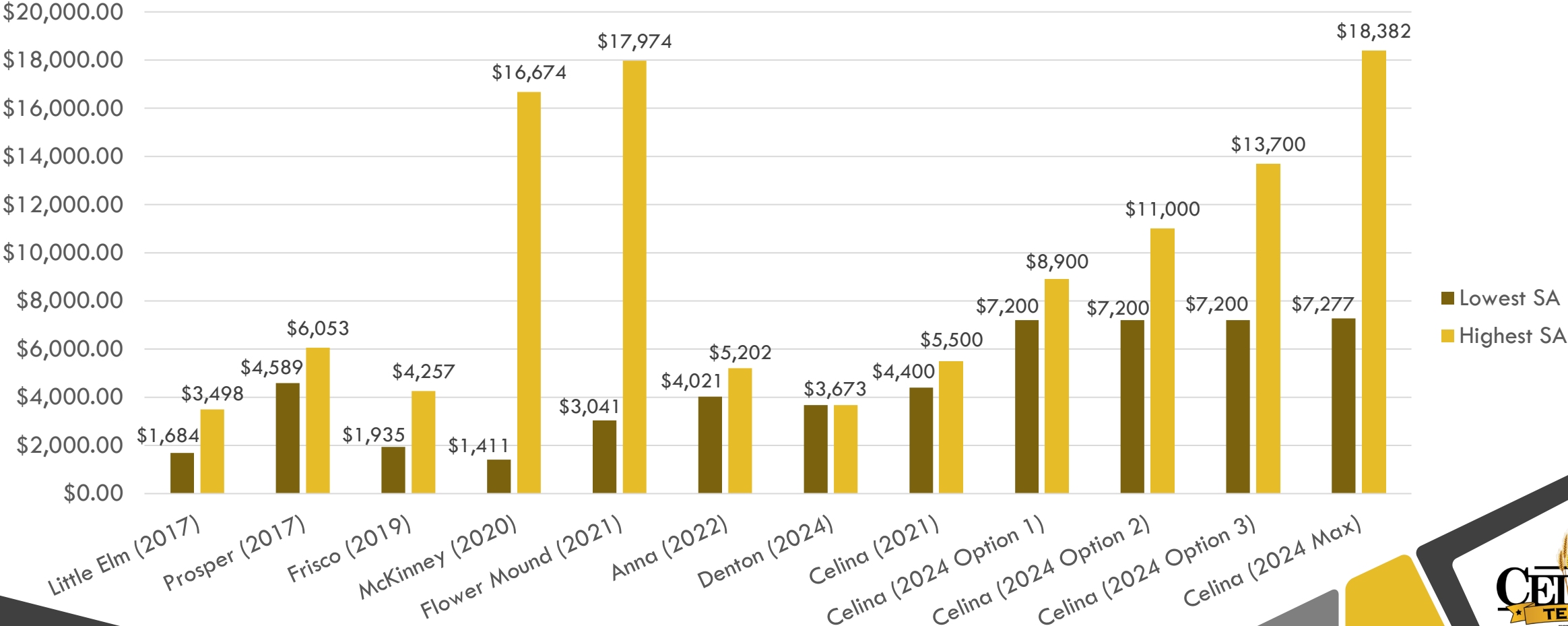
| Service Area                                                 | 1         | 2         | 3         | 4         | 5         | 6        | 7        |
|--------------------------------------------------------------|-----------|-----------|-----------|-----------|-----------|----------|----------|
| <b>2021 Max Assessable Fee Per SF Home</b>                   | \$ 5,539  | \$ 7,571  | \$ 5,941  | \$ 6,775  | \$ 8,672  | \$ 9,807 | \$ 4,414 |
| <b>2021 Collection Rate Per SF Home</b>                      | \$ 5,500  | \$ 5,500  | \$ 5,500  | \$ 5,500  | \$ 5,500  | \$ 5,500 | \$ 4,400 |
| <b>2024 Max Assessable Fee Per SF Home</b>                   | \$ 18,359 | \$ 15,580 | \$ 16,680 | \$ 13,786 | \$ 18,382 | \$ 8,906 | \$ 7,277 |
| <b>Change</b>                                                | \$ 12,820 | \$ 8,009  | \$ 10,739 | \$ 7,011  | \$ 9,710  | \$ (901) | \$ 2,864 |
| <b>2024 Collection Rate Options (\$/ Single Family Home)</b> |           |           |           |           |           |          |          |
| <b>Option 1 (Cap at 2<sup>nd</sup> lowest SA)</b>            | \$ 8,900  | \$ 8,900  | \$ 8,900  | \$ 8,900  | \$ 8,900  | \$ 8,900 | \$ 7,200 |
| <b>Option 2 (Double the Rate)</b>                            | \$ 11,000 | \$ 11,000 | \$ 11,000 | \$ 11,000 | \$ 11,000 | \$ 8,900 | \$ 7,200 |
| <b>Option 3 (Cap at 3<sup>rd</sup> lowest SA)</b>            | \$ 13,700 | \$ 13,700 | \$ 13,700 | \$ 13,700 | \$ 13,700 | \$ 8,900 | \$ 7,200 |
| <b>Option 4 (100% of Max Assessable)</b>                     | \$ 18,359 | \$ 15,580 | \$ 16,680 | \$ 13,786 | \$ 18,382 | \$ 8,906 | \$ 7,277 |

# Neighboring Cities Comparison Table (Single Family Home)

| City                   | Service Areas | Last Updated | Highest SA  | Lowest SA  | % of Max Fee Collected |
|------------------------|---------------|--------------|-------------|------------|------------------------|
| Little Elm (2017)      | 3             | 2017         | \$3,498.00  | \$1,684.00 | 70% - 100%             |
| Prosper (2017)         | 2             | 2017         | \$6,053.00  | \$4,589.00 | 40%                    |
| Frisco (2019)          | 4             | 2019         | \$4,257.00  | \$1,935.00 | 70%                    |
| McKinney (2020)        | 13            | 2020         | \$16,674.00 | \$1,411.00 | Varies                 |
| Flower Mound (2021)    | 3             | 2021         | \$17,974.10 | \$3,040.95 | 100%                   |
| Anna (2022)            | 2             | 2022         | \$5,202.00  | \$4,021.00 | 100%                   |
| Denton (2024)          | 5             | 2024         | \$3,673.00  | \$3,673.00 | 20%                    |
| Celina (2021)          | 7             | 2021         | \$5,500.00  | \$4,400.00 | Varies                 |
| Celina (2024 Option 1) | 7             | 2024         | \$8,900.00  | \$7,200.00 | Varies                 |
| Celina (2024 Option 2) | 7             | 2024         | \$11,000.00 | \$7,200.00 | Varies                 |
| Celina (2024 Option 3) | 7             | 2024         | \$13,700.00 | \$7,200.00 | Varies                 |
| Celina (2024 Max)      | 7             | 2024         | \$18,382.00 | \$7,277.00 | 100%                   |

# Neighboring Cities Comparison Chart

## (Highest/Lowest Service Area: Single Family Home)



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# Next Steps: Schedule

- **CIAC 2<sup>nd</sup> Meeting on Roadway Impact Fees (today)**
- **Public Hearing for Roadway Impact Fees – 1/14/2025**

# Next Steps: CIAC Action

1. Consider a motion to recommend approval of the Land Use Assumptions, Capital Improvements Plan, and Maximum Assessable Roadway Impact Fees
2. Consider a motion to recommend a collection rate option to council
3. File written comments to council by 1/7/2025
  - Can use this meeting's minutes



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**PLANNING AND ZONING COMMISSION REGULAR MEETING**

**CELINA COUNCIL CHAMBERS**

**112 N. COLORADO ST.**

**THURSDAY, NOVEMBER 21, 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, 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, and request for new business consideration. The meeting is open to the public. Reconvene Into Council Chambers.

**A. Presentation on Gateway Monumentation Introduction**

Dusty McAfee, Executive Director of Development Services, presented the introduction to Gateway Monumentation.

**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.

Upon a motion by Vice Chair Poche and a second by Commissioner Dawson, 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 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)

Victoria Kiker, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

The commissioners discussed the item.

Commissioner Laumer motioned to approve the item as proposed.

Commissioner Samuelson seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Commissioner Laumer and a second by Commissioner Samuelson, the Commission voted seven (7) for and none (0) opposed to approve the item. The motion carried 7-0.

- 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)

Mr. McAfee presented the staff report.

Chair Bain opened the public hearing.

The commissioners discussed the item.

Commissioner Dawson motioned to approve the item as proposed.

Commissioner Upchurch seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Commissioner Dawson and a second by Commissioner Upchurch, 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 5:25 p.m.

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Chair

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Staff Liaison

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Date



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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: December 19, 2024  
Re: Murphy USA - Specific Use Permit

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### Action Requested:

Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for an Auto, Gas Pumps/Fuel Sales use on approximately 2 acres; generally located at the northeast corner of Preston Road and Glendenning Parkway, within the City Limits. (Murphy USA - Specific Use Permit)

### Background Information:

This request is for a Specific Use Permit on approximately two (2) acres of land for an Auto, Gas Pumps/Fuel Sales use. The purpose of the SUP requirement is to determine the appropriateness of a proposal for the subject property. The base zoning of Commercial, Office, & Retail District (C) and Preston Road Overlay (PRO) requires “Auto, Gas Pumps/Fuel Sales” 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:

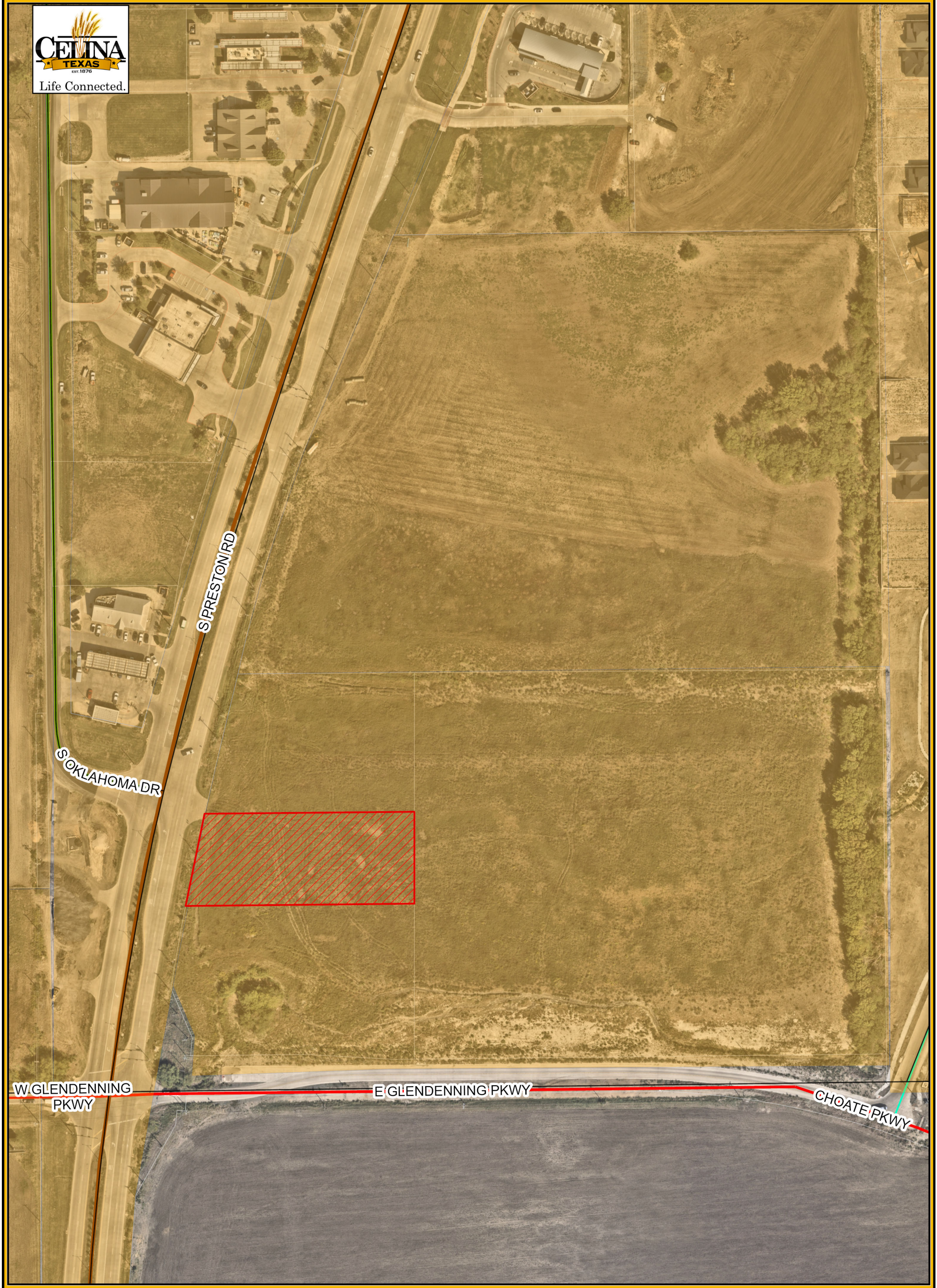
1. Location Map
2. Staff Presentation

### Financial Consideration:

N/A

### Staff Recommendation:

Staff recommends approval as presented.

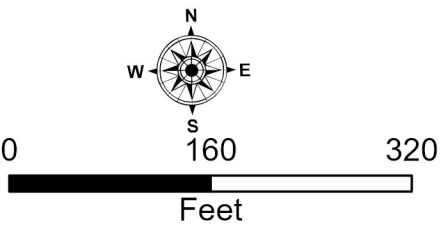


**Legend**

-  City Limits
-  Roads
-  Parcels
-  Subject Property

**24-SUP-04 Murphy USA**  
**Location Map**  
City of Celina

11/27/2024

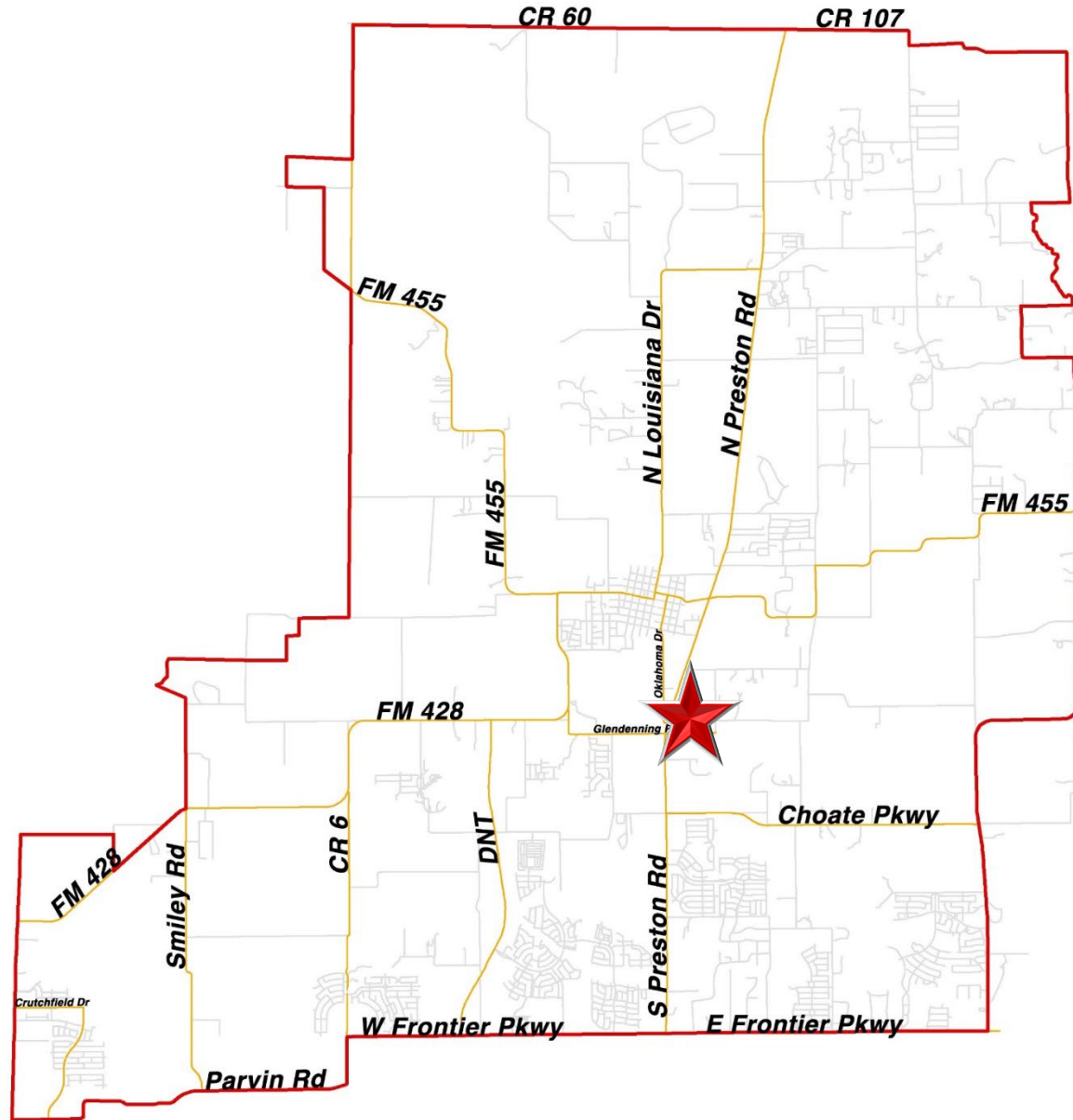


# MURPHY USA

## SPECIFIC USE PERMIT

Planning & Zoning Commission  
December 19, 2024







# LOCATION MAP

The subject property is generally located at the northeast corner of Preston Road and Glendenning Parkway

# BACKGROUND

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- The subject property is approximately 2 acres, located within the City Limits
- The property is currently zoned Commercial district
- The applicant desires to operate a gas station

# ZONING OVERVIEW

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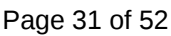
- The Zoning Ordinance requires an Auto, Gas Pumps/Fuels Sales, to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in the base Commercial zoning district and Preston Road Overlay (PRO)

# SUP OVERVIEW

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- An SUP is required of land uses that the Zoning Ordinance may allow, but uses that are also screened and specially approved for situational suitability
- The purpose of the SUP requirement is to determine the appropriateness of a proposal
- The City has broad discretionary approval of the requested SUP

## 7



# CONCEPTUAL ELEVATIONS

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# POLICY CONSIDERATIONS

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- The subject property's base zoning is Commercial
- The Future Land Use Plan (FLUP) preserves the Preston Road corridor for commercial land uses
- The proposed SUP helps diversify the tax base
- Modern design standards ensure an attractive project

# POLICY CONSIDERATIONS

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- The intersection of two future 6-lane arterials is a common location for the proposed use
- The market demand for additional gas stations is high
- The Master Thoroughfare Plan accommodates the proposed land use

# RECOMMENDATION

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- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in January
- 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: December 19, 2024  
Re: Mavis Tires & Brakes – Specific Use Permit

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### 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 450 feet north of Frontier Parkway, within the City Limits. (Mavis Tires & Brakes – Specific Use Permit)

### Background Information:

This request is for a Specific Use Permit on approximately one (1) acre of land for an Auto Repair, Minor use. The purpose of the SUP requirement is to determine the appropriateness of a proposal for the subject property. 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 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). Please refer to the attached documents for further information.

### Legal Review:

N/A

### Supporting Documents:

1. Location Map
2. Staff Presentation

### Financial Consideration:

N/A

### Staff Recommendation:

Staff recommends approval as presented.

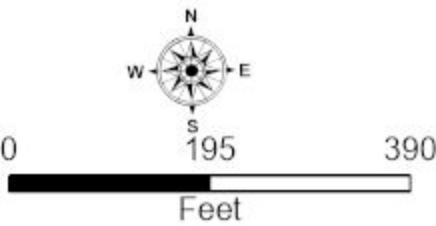


**Legend**

- Parcels
- Roads
- City Limits
- Subject Property

**Mavis  
Location Map  
City of Celina**

10/29/2024

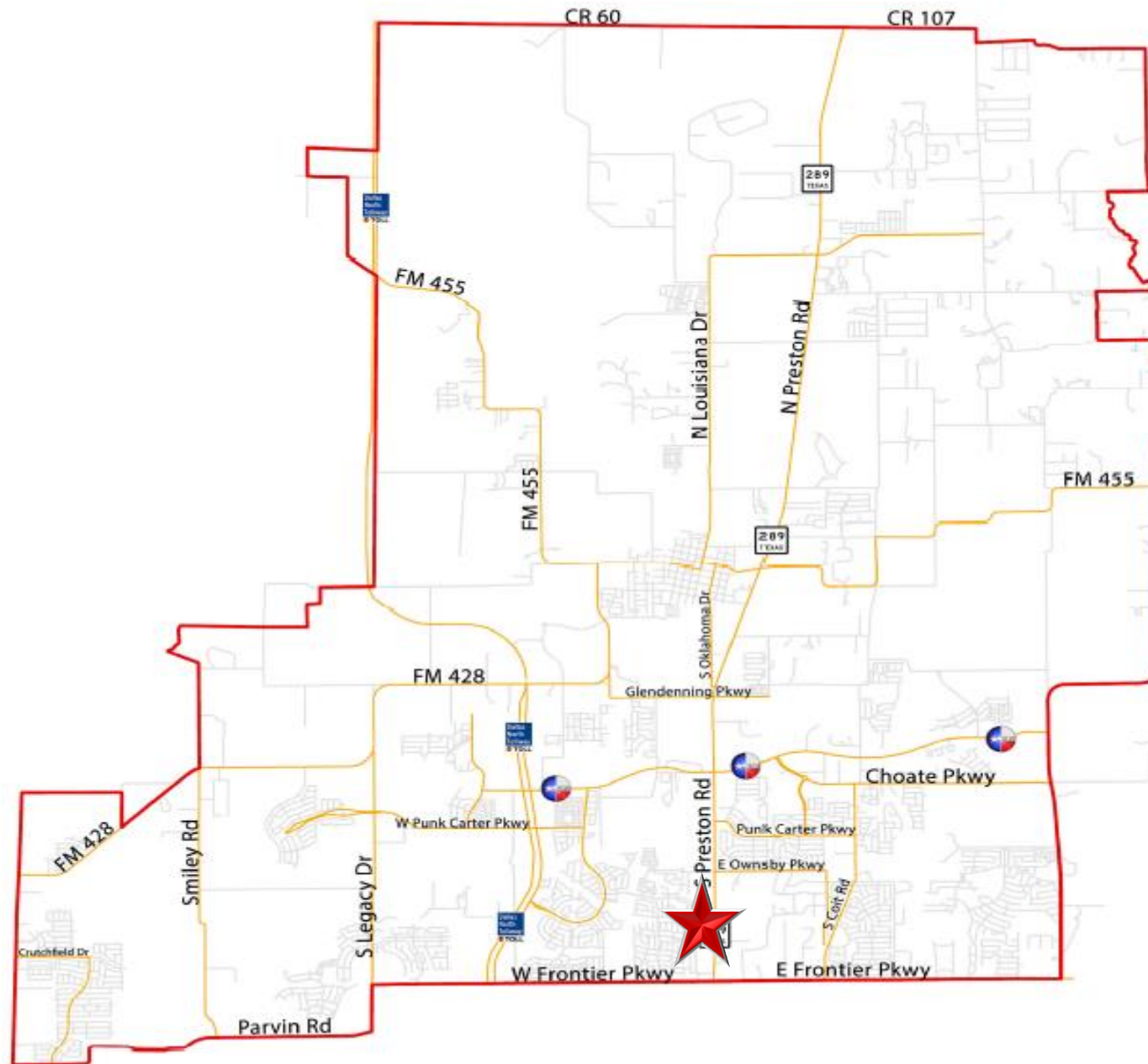


# MAVIS TIRES

## Specific Use Permit

Planning & Zoning Commission  
December 19, 2024







# LOCATION MAP

The subject property is generally located west of Preston Road and approximately 450 feet north of Frontier Parkway

# BACKGROUND

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- 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)

# SUP OVERVIEW

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- 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
- Please 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)

*Automobile Repair, Minor.* A daytime retail operation wherein the sale, installation, and/or inspection of tires, batteries, brakes, and other related minor parts or accessories is carried on; specifically intended to exclude major automotive repair and overnight outdoor storage of vehicles awaiting or under repair.

# MINOR AUTO REPAIR

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## Tires



## Brakes



## Oil & Lube



## Complete Care



# MAJOR AUTO REPAIR

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**CALIBER**  
  
**COLLISION**

  
**Christian Brothers**  
AUTOMOTIVE

  
COLLISION REPAIR CENTERS

*Automobile Repair, Major.* A building or portion thereof whose principal use is for the repair, servicing, equipping, or maintenance of motor vehicles or motor vehicle components, including engines, radiators, starters, transmissions, brakes, tires and wheels, seats and similar components that may require overnight outdoor storage of vehicles awaiting or under repair, if screened in compliance with all applicable regulations. General repair or reconditioning of engines, air-conditioning systems, and transmissions for automobiles; wrecker or towing service with on-site storage of vehicles; collision services including body, frame, or fender straightening or repair; customizing; painting; vehicle steam cleaning; tire retreading; insurance estimations with on-site storage; undercoating and rust proofing, and other similar uses.

***Major Auto Repair requires an SUP in all districts***

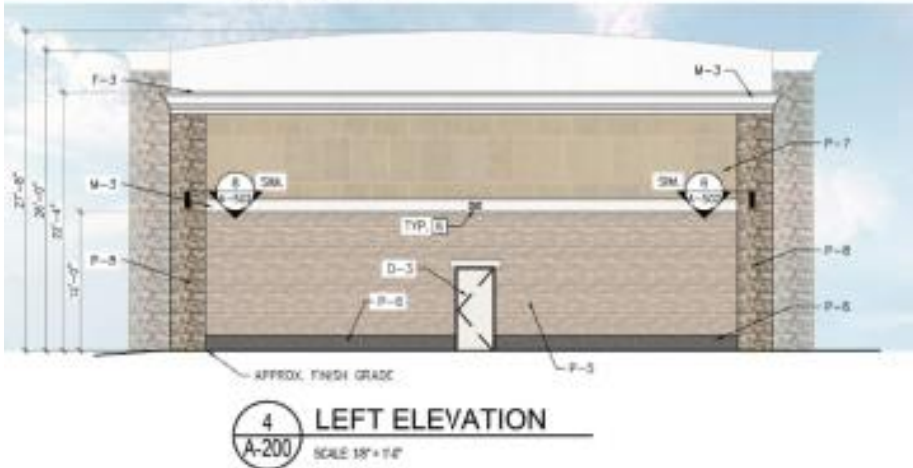
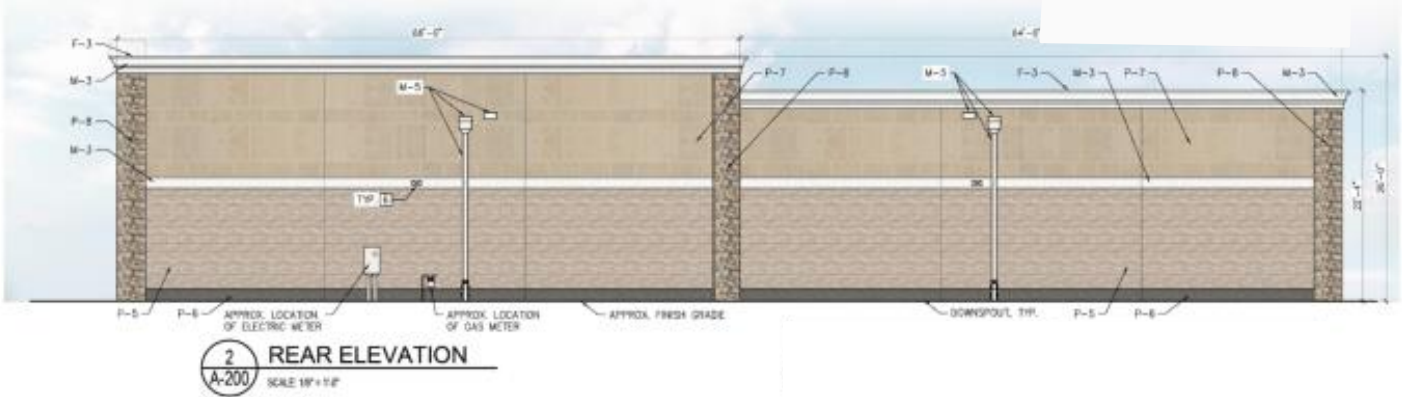
# APPLICANT

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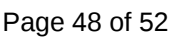
- Mavis is primarily a tire store
- However, they also sell brakes, perform oil changes, replace fluids, state inspections, and other general Minor Auto Repair services
- Mavis is not Major Auto Repair



# CONCEPTUAL ELEVATIONS



## 10



# PRESTON IN FRISCO

**CALIBER**  
**COLLISION**



**DISCOUNT**  
**TIRE**

**CALIBER**  
**COLLISION**



**brakes**  
**plus**

**Kwik-Kar**  
OIL CHANGE & AUTO CARE

# PRESTON IN CELINA

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# POLICY CONSIDERATIONS

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- Modern design standards ensure an attractive project
- Minor Auto Repair is allowed by right in the base commercial zoning district
- Tire shops are atop the Minor Auto Repair totem in terms of sales tax generation, in addition to the AV (ad-valorem) revenue
- The proposed facility provides needed neighborhood services

# RECOMMENDATION

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