



Life Connected.

**PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, FEBRUARY 20, 2025
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. Gateway Monumentation Visioning - Consultants Presentation
- B. P&Z Commissioners Training - Part 2

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 January 16, 2025 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 north and south of future Doe Branch Boulevard and approximately 2,725 feet west of Dallas North Tollway, within the City Limits. (McKenzie Tract – Rezoning)
- B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 8 acres of land; generally located 1,000 feet north of future O'Brien Drive and west of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Yellow Door Storage - Development Agreement)
- C. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 26 acres of land; generally located 1,800 feet east of Preston Road and north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Millen Farms – Development Agreement)
- D. Consider and act upon a request to provide written comments to the City Secretary for the Roadway Impact Fee update. (CIAC - Roadway Impact Fees)

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 AND ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, JANUARY 16, 2025
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
Planning Director, Madhuri Mohan
Planning Manager, Bella Lopez
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.

A. Planning Excellence Award

Madhuri Mohan, Planning Director, presented the Planning Excellence award.

B. P&Z Commissioners Training - Part 1

Dusty McAfee, Executive Director of Development Services, presented the P&Z Commissioners Training - Part 1.

C. Downtown Code Discussion

Mr. McAfee presented the Downtown Code discussion.

The Commissioners inquired about the proposed changes, and staff provided responses.

Commissioner Trigo inquired about the history of Preston Streams and why it was different. Staff indicated that the final Code was based upon community input and honored that feedback.

Commissioner Laumer asked about the timing of the update to the Downtown Master Plan. Staff indicated that Council directed an immediate review of downtown land use, followed by an update to the Master Plan at a later time.

Commissioner Laumer asked if the new 2023 State law (HB 3490) required extensive property owner notifications for proposed textual revisions to the zoning ordinance. The City Attorney (Heather Shankle) indicated that compliance with HB 3490 would likely result in a mass notification of all downtown property owners, based on land use triggers within the legislation.

Commissioner Laumer and Chair Bain asked if the six districts should have their respective boundaries reviewed, and Staff indicated that boundaries could be reevaluated through the update to the Downtown Master Plan or another specific review of the Downtown Code. One example discussed was that Patio Commons may need to be expanded, specifically for the first row of homes south of Main Street. Chair Bain inquired how many applications or permits were issued within the neighborhoods the past six years. Staff responded that only one project successfully completed a home conversion into a quiet professional office, across from the CISD Administration building and on the south side of Main Street, immediately adjacent to Patio Commons. Staff explained that it did not require an SUP due to it not interfering with residential living and that no complaints have been received on it. Staff shared that another project applied for an SUP but formally withdrew their application once they heard from neighbors. The Commission indicated that the current system seemed to function well looking at the facts and that this discussion might be a solution looking for a problem.

The Commission discussed the new 2023 State law (HB 3490), which requires extensive property owner notifications for zoning ordinance changes. Legal offered a long letter explaining the situation to be included in property owner notifications, which the Commission noted would fill the Chamber to capacity and cause alarm. Staff asked Legal if the corridor approach, coupled with the existing Specific Use Permit (SUP) language, would activate HB 3490 notifications, and Legal agreed that if land use entitlements were not being reduced, then it would not require notifications beyond typical legal newspaper notifications. Commissioner Dawson and Chair Bain verbalized support for the corridor approach, but that neighborhoods needed protections through an SUP.

Commissioner Upchurch inquired about appeals, and staff explained the appeal process and the modification process.

The Commission determined that the existing SUP language in the Code is sufficient, as mandating an automatic SUP could result in a mass mailout to downtown property owners and tenants. The Commission also discussed the need for legal advice on compliance with HB 3490 and suggested an Executive session for further clarification. Staff asked the Commission to summarize its feedback. The Commission recommended a combination of the corridor approach and the existing SUP protection language for interior residential areas.

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 & Zoning Commission.

A. Minutes Approval:

1. Minutes from the December 19, 2024, Planning & Zoning Commission meeting.

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 December 19th Planning & Zoning Commission meeting. The motion carried 7-0.

IV. **ADJOURNMENT:**
Chair Bain adjourned the meeting at 6:14 p.m.

Chair

Staff Liaison

Date



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Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Planning Director
Date: February 20, 2025
Re: McKenzie Tract - 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 north and south of future Doe Branch Boulevard and approximately 2,725 feet west of Dallas North Tollway, within the City Limits. (McKenzie Tract – Rezoning)

Background Information:

This request is for a rezoning of approximately 41 acres of land, generally located north and south of future Doe Branch Boulevard and west of Dallas North Tollway, 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:

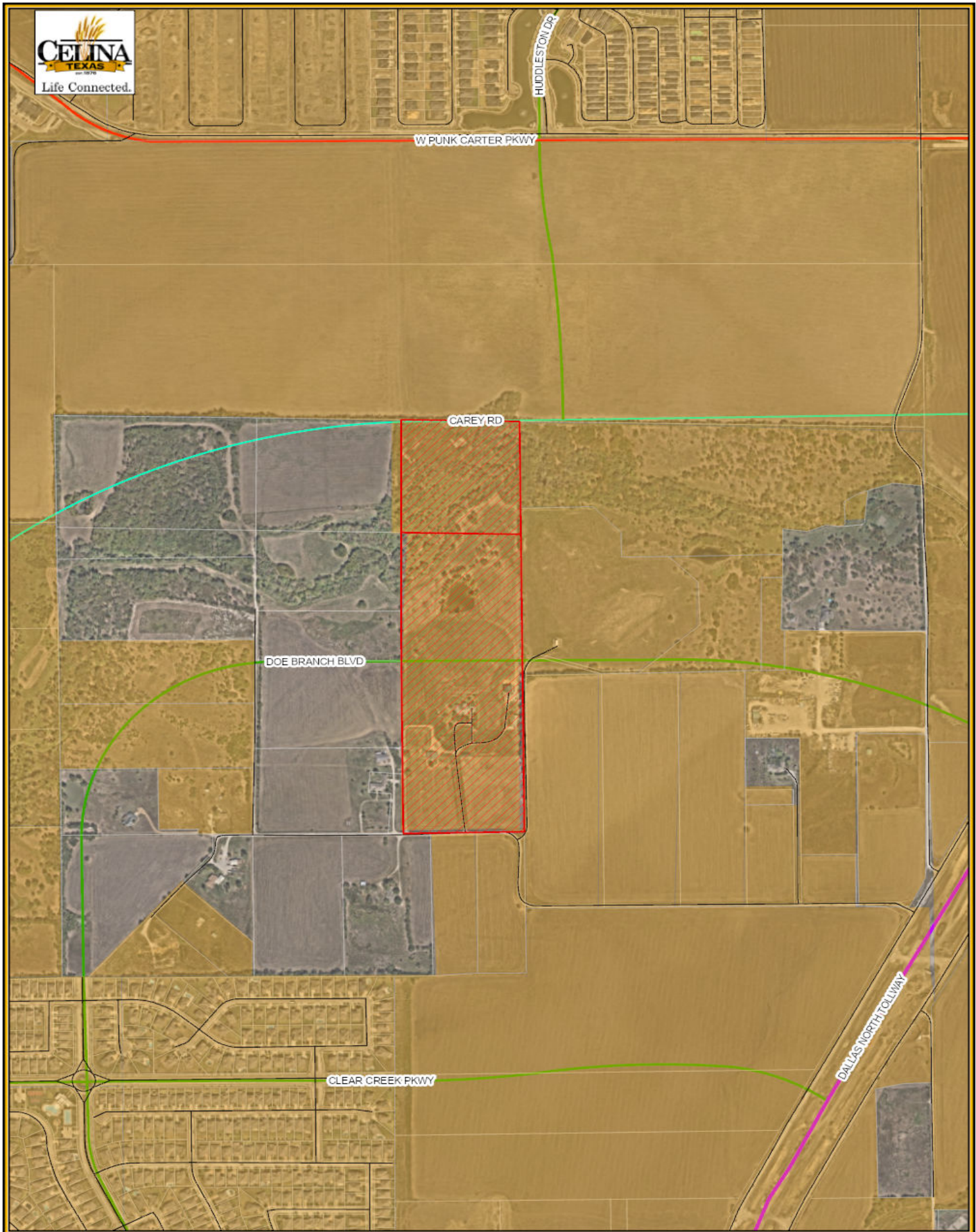
1. Location Map
2. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

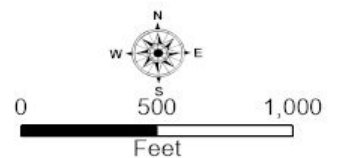


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

25-Z-01 McKenzie Farms Rezoning Location Map

1/28/2025

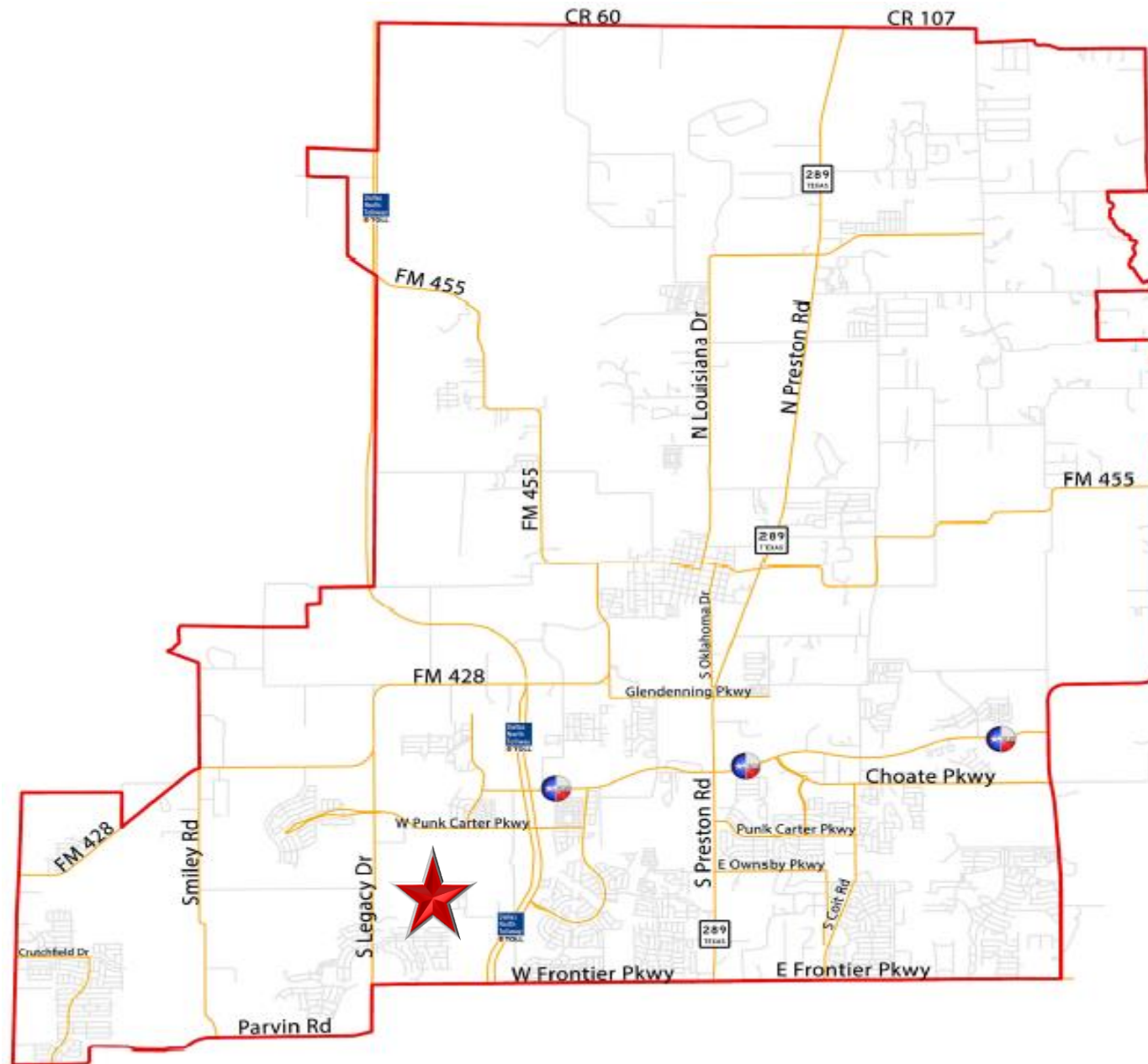


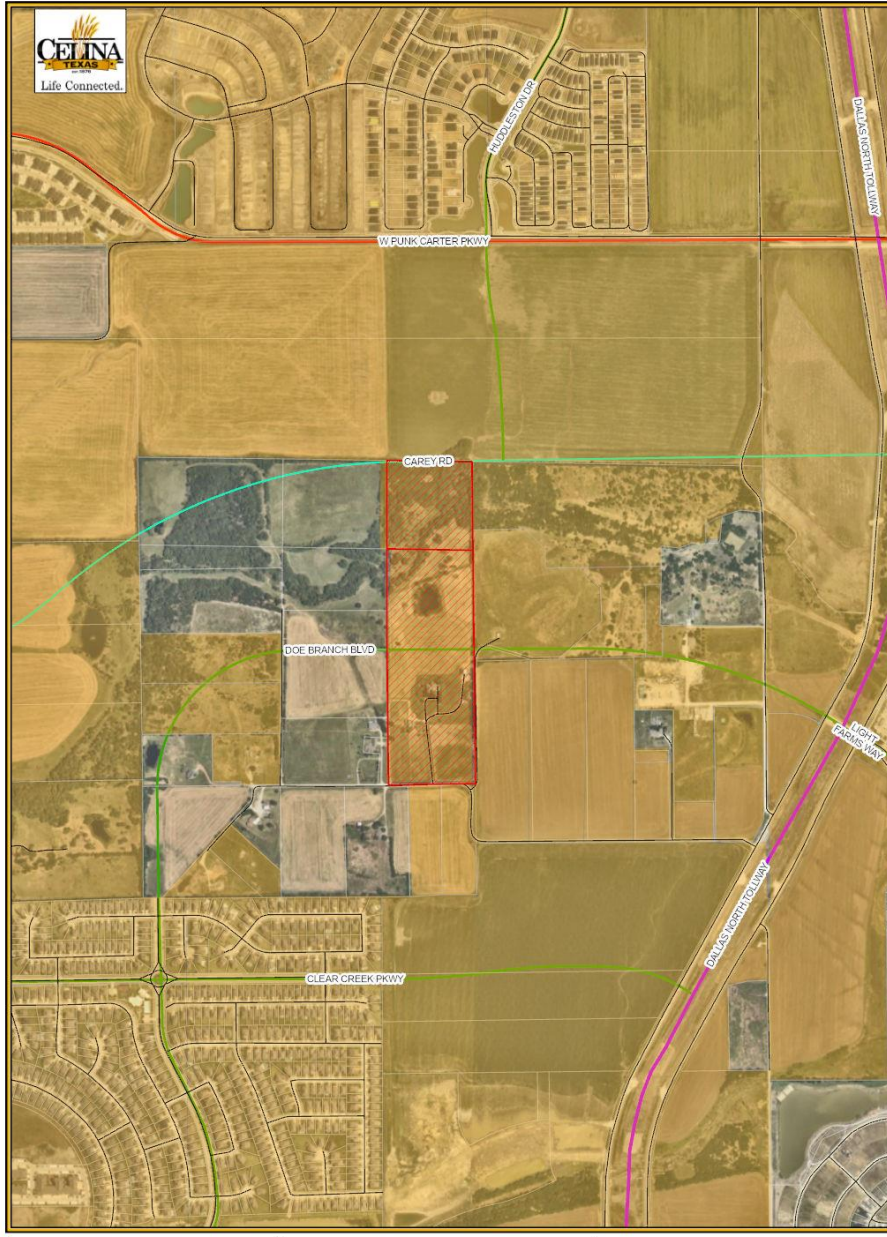
MCKENZIE TRACT

Rezoning

Planning & Zoning Commission
February 20, 2025







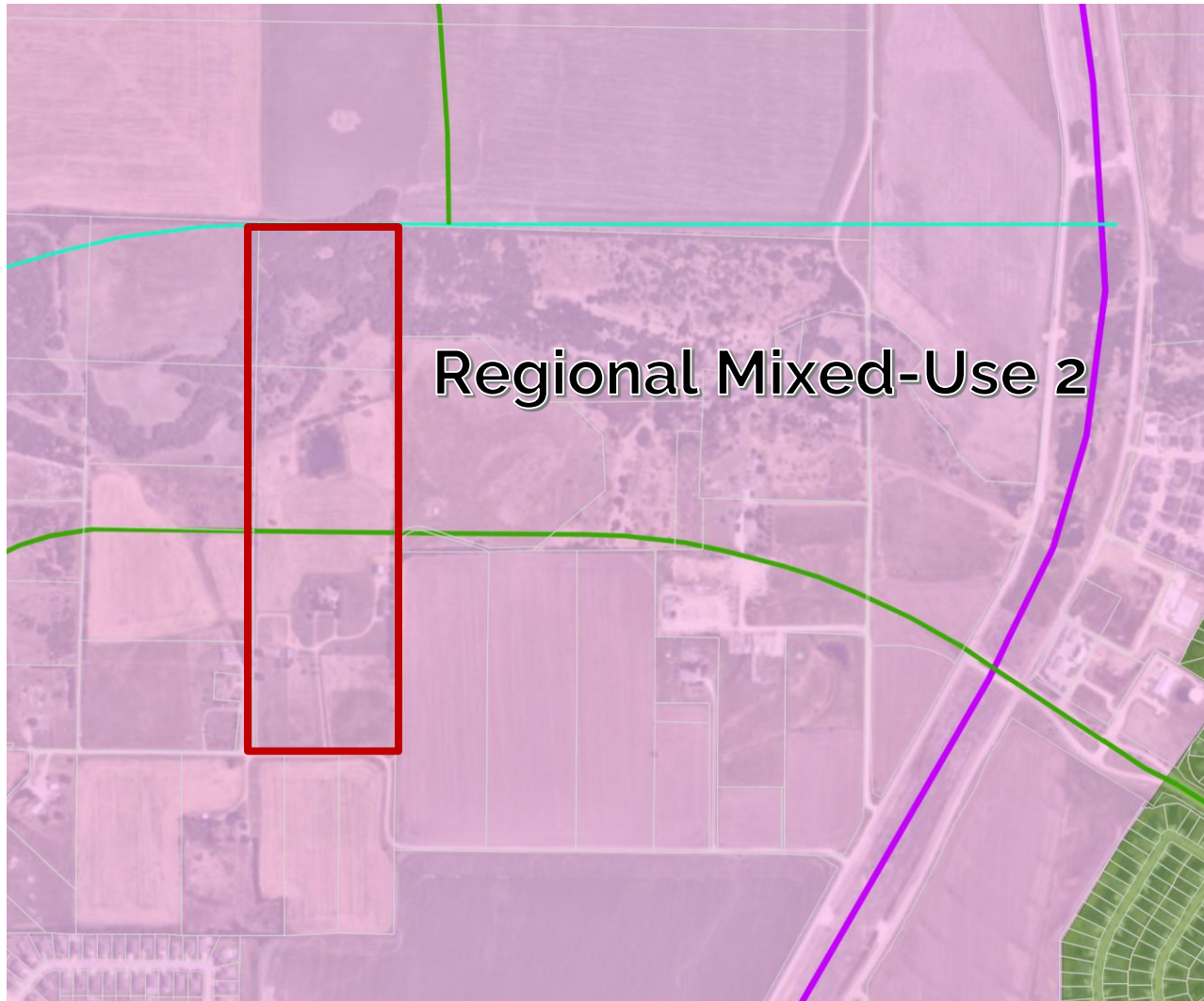
LOCATION MAP

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
- The subject property previously requested a zoning change and later withdrew the application in October 2024

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 a 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 - FOR

- The subject property is just beyond the DNTTO (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

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 March



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Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Planning Director
Date: February 20, 2025
Re: Yellow Door Storage - Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 8 acres of land; generally located 1,000 feet north of future O'Brien Drive and west of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Yellow Door Storage - Development Agreement)

Background Information:

This request is for a Development Agreement on approximately 8 acres of land, generally located north of future O'Brien Drive and west of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). The property is currently associated with a pre-annexation agreement that expires in August 2023. The applicant is requesting a Development Agreement to outline the future annexation and zoning for the property with Commercial along the frontage and Mini-Warehouse/Self-Storage in the back. Please refer to the attached documents for further information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

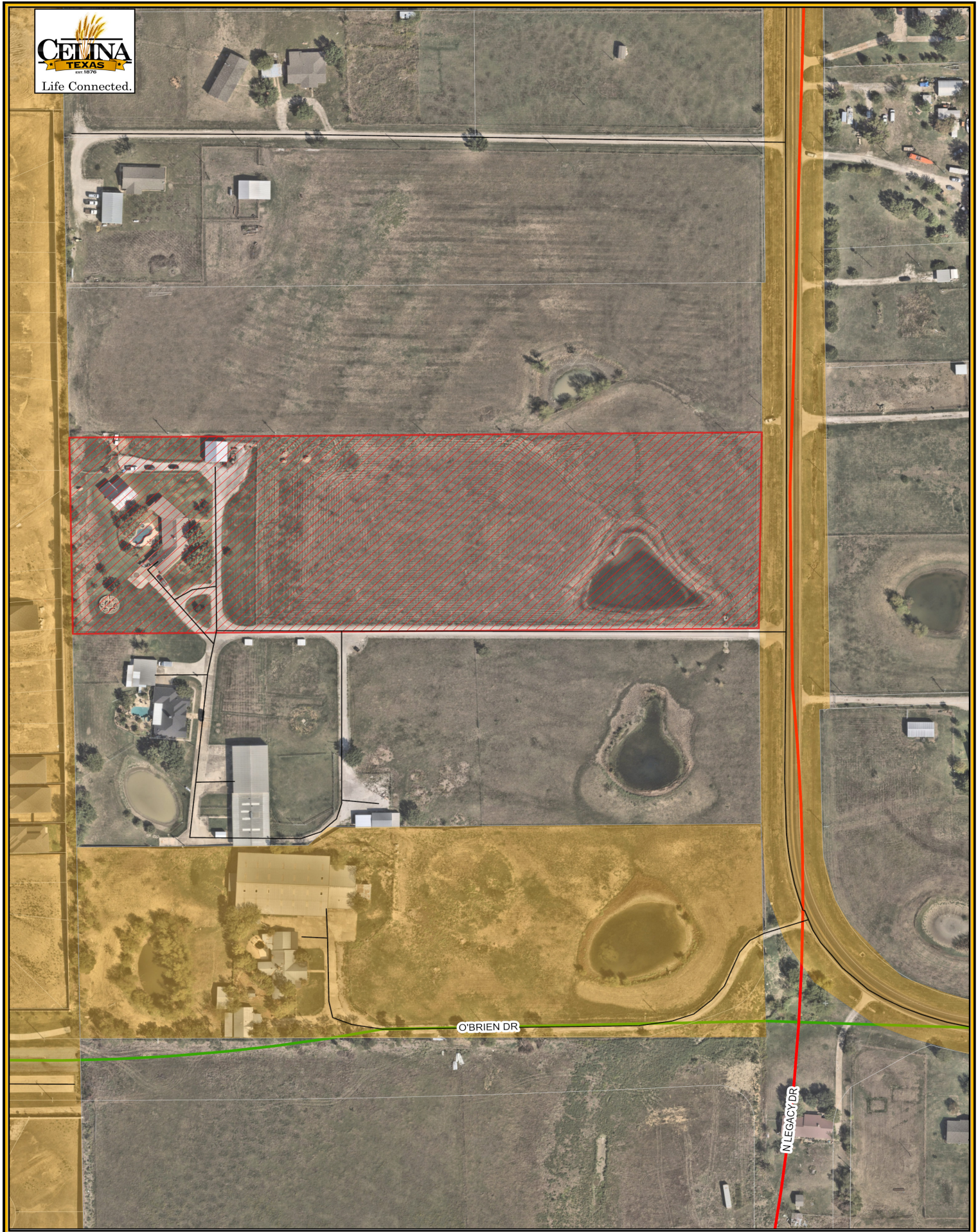
1. Location Map
2. Staff Presentation
3. Draft Development Regulations

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

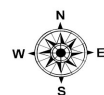


Legend

- Roads
-  Subject Property
-  City Limits
-  Parcels

24-DA-23 Yellow Door Storage DA Location Map City of Celina

12/18/2024



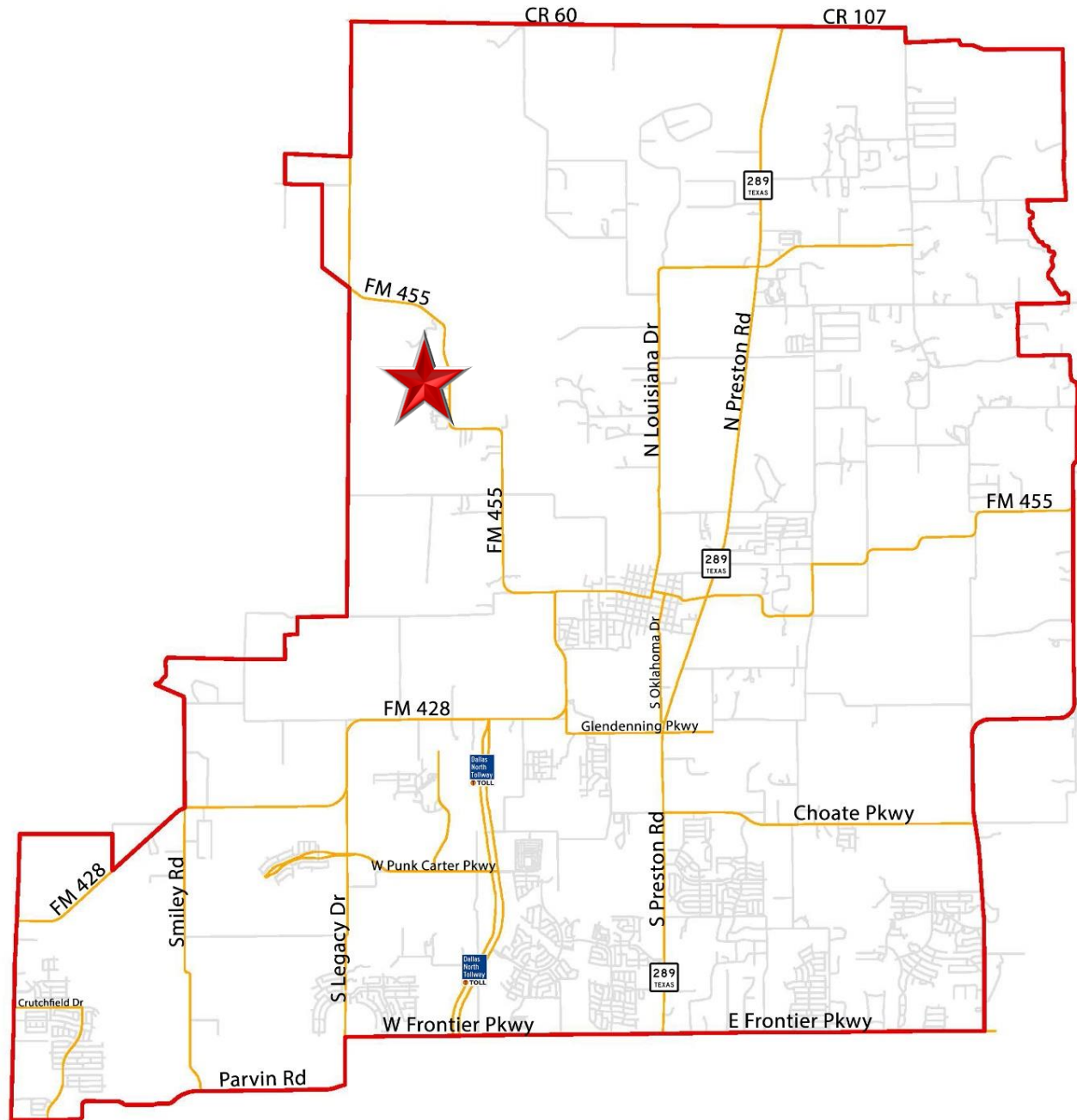
0 130 260
Feet

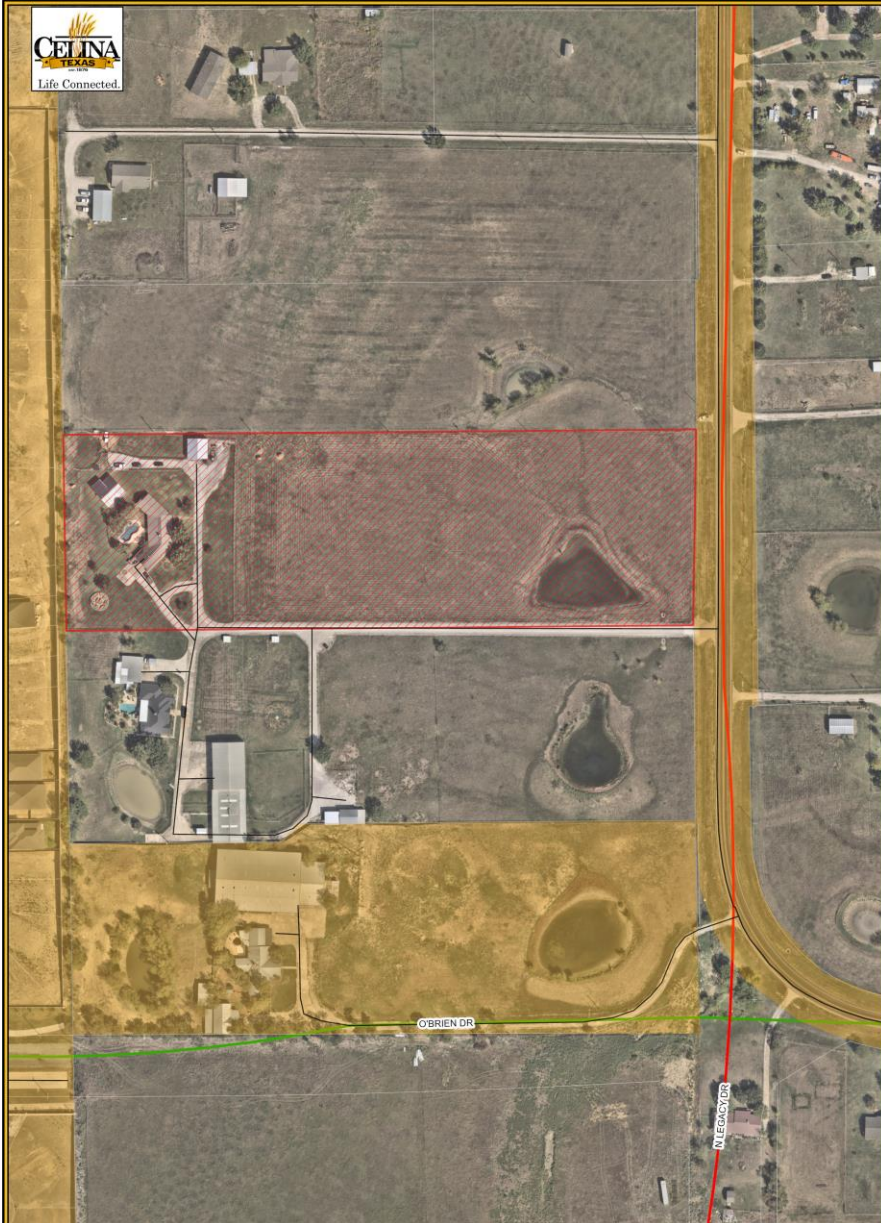
YELLOW DOOR STORAGE

Development Agreement

Planning & Zoning Commission
February 20, 2025







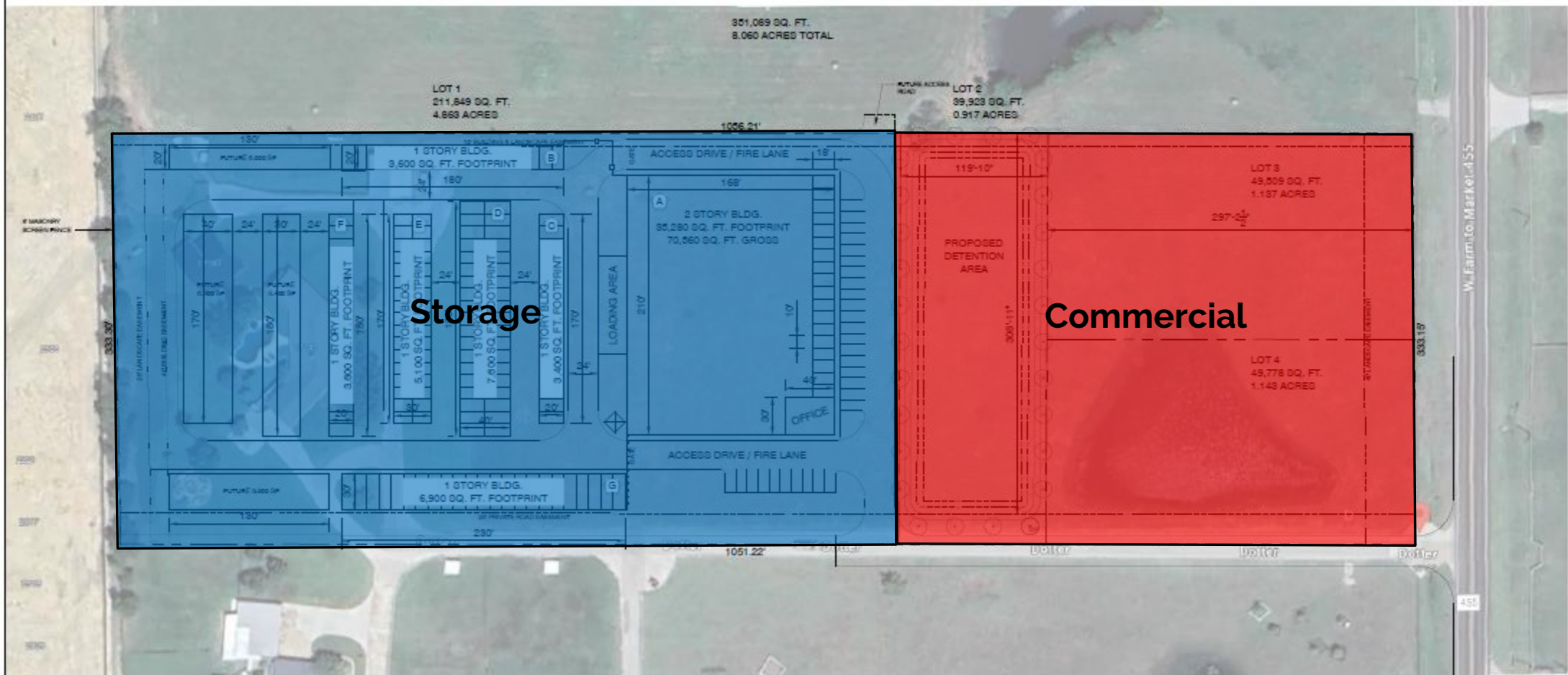
LOCATION MAP

The subject property is generally located north of future O'Brien Drive and west of future Legacy Drive

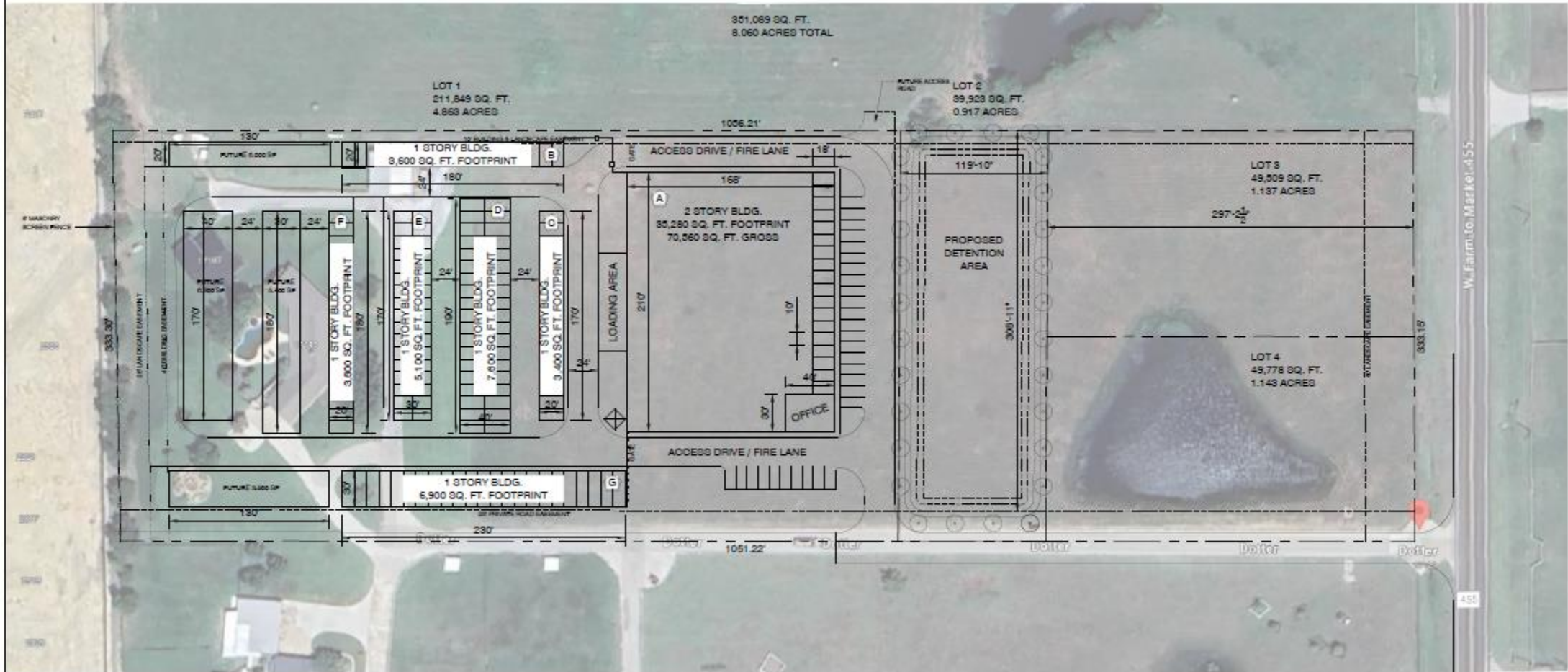
BACKGROUND

- The subject property is approximately 8 acres
- The property is currently within the Extraterritorial Jurisdiction (ETJ) with a pre-annexation agreement that expires in August 2035
- The applicant is proposing Commercial along the frontage with Mini-Warehouse/Self-Storage in the back
- The proposed Development Agreement outlines the future annexation and zoning for the property

ZONING EXHIBIT



CONCEPT PLAN



OVERVIEW

- The Development Agreement contemplates a Planned Development (PD) with a base zoning of Commercial, Office, & Retail District (C) base zoning, with Mini Warehouse/Self-Storage being a permitted use in the rear of the property
- The front 300' is reserved for Commercial uses

POLICY CONSIDERATIONS

- The DA will bring an additional 8 acres into the City Limits, allowing City standards to apply
- Storage is an appropriate use behind commercial for a property this deep
- The hard corner of O'Brien and Legacy is not impacted by this request and is kept whole
- Storage tends to be a good neighbor to adjacent single-family neighborhoods

RECOMMENDATION

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

Draft Development Regulations

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

The property is zoned a Planned Development (PD) with a base zoning of Commercial, Office, & Retail District (C) base zoning, with the following modified regulations:

1. The subject property shall generally develop per the attached Zoning Exhibit, which reserves the first 300' as Commercial.
2. Nothing on the Zoning Exhibit precludes the administration of Engineering requirements, such as detention, right-of-way dedication, or any other design regulation.
3. The following land use is permitted by right on the back portion of the subject property, as shown on the Zoning Exhibit: Mini-Warehouse/Self-Storage.
4. The building exteriors shall conform to the architectural standards of the Zoning Ordinance, as it exists or may be amended.



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Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Planning Director
Date: February 20, 2025
Re: Millen Farms - Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 26 acres of land; generally located 1,800 feet east of Preston Road and north of Frontier Parkway, within the Extraterritorial Jurisdiction (ETJ). (Millen Farms – Development Agreement)

Background Information:

This request is for a Development Agreement on approximately 26 acres of land to develop a detached Single-Family Residential neighborhood, consisting of 80' and 100' lots. The proposed Development Agreement outlines the future annexation and zoning for the property. Please refer to the attached documents for further information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

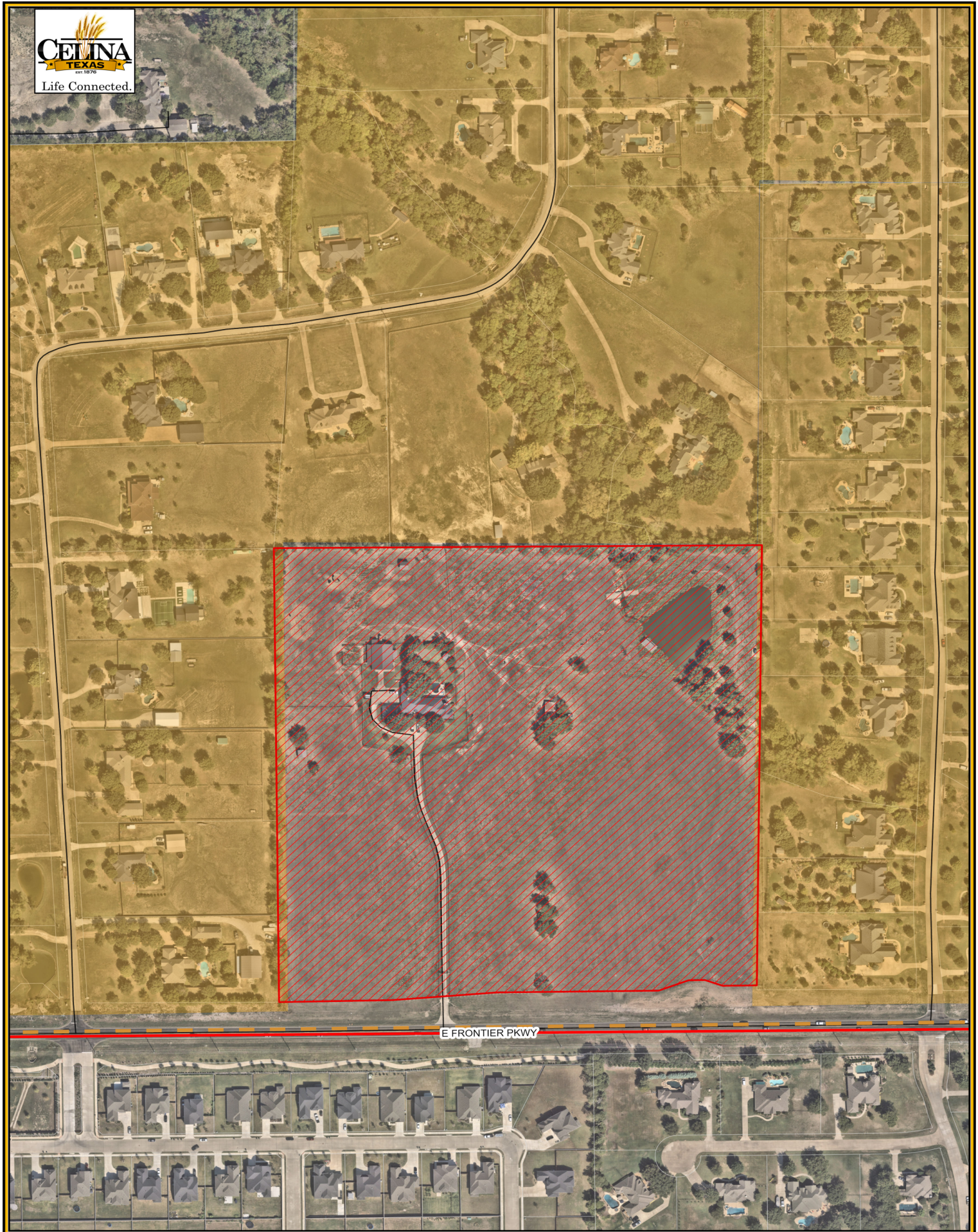
1. Location Map
2. Staff Presentation
3. Draft Development Standards

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

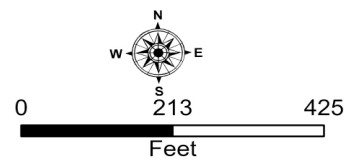


Legend

- Parcels
- Roads
- City Limits
- Subject Property

24-DA-19 Millen Farms DA Location Map City of Celina

11/21/2024

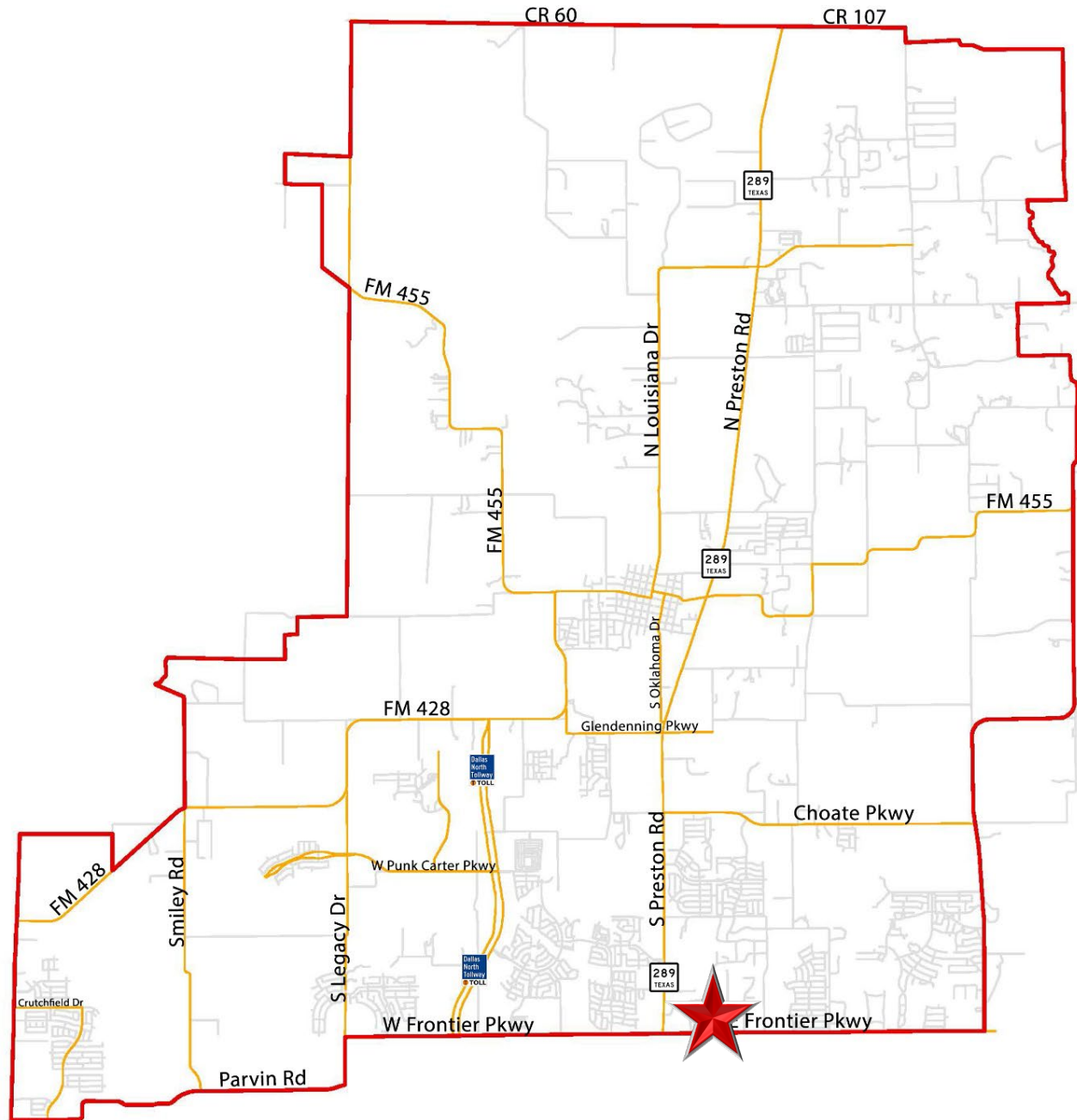


MILLEN FARMS

Development Agreement

Planning & Zoning Commission
February 20, 2025







LOCATION MAP

The subject property is generally located north of Frontier Parkway and east of Preston Road

BACKGROUND

- The subject property is approximately 26 acres
- The property is currently within the Extraterritorial Jurisdiction (ETJ) with a pre-annexation agreement that expires in August 2034
- The applicant is proposing to develop a detached Single-Family Residential neighborhood
- The proposed Development Agreement outlines the future annexation and zoning for the property

CONCEPT PLAN

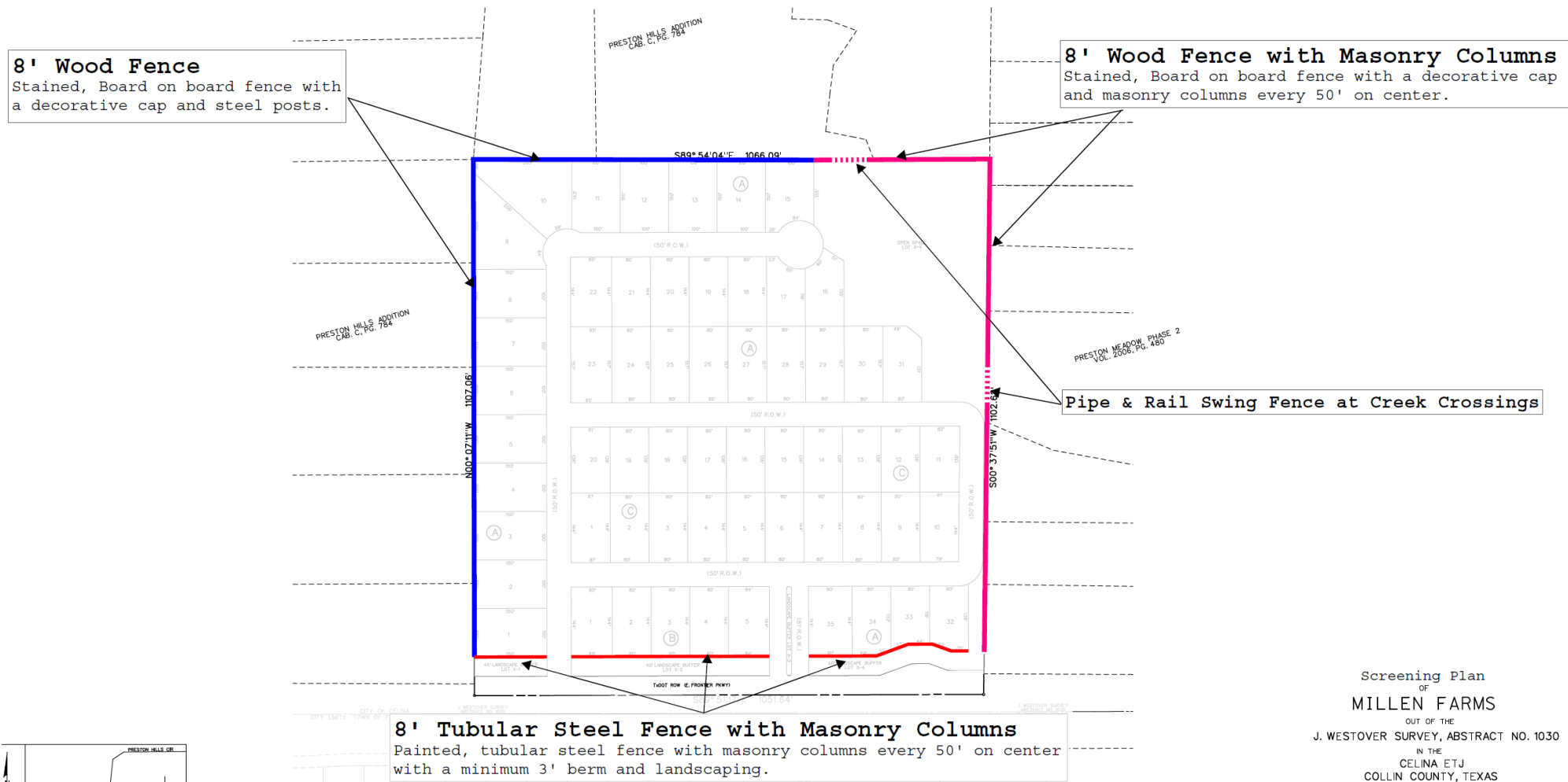


- 60 Total Lots**
- 80'x125' (Min) - 45 Lots
 - 100'x150' (Min) - 15 Lots

OPEN SPACE PLAN



SCREENING PLAN



ELEVATIONS



ELEVATIONS



ELEVATIONS



OVERVIEW

- The Development Agreement contemplates a Planned Development (PD) with a base zoning of Single-Family Residential Detached District (SF) base zoning
- The bigger of the two lot sizes is adjacent to the estate homes to the west and north
- Only open space (no lots) is adjacent to the east

POLICY CONSIDERATIONS

- The DA will bring an additional 26 acres into the City Limits, allowing City standards to apply instead of County regulations
- No PID has been requested for this development
- City standards apply (architecture, landscape, etc.)
- Big homes on big lots meet the Future Land Use Plan
- There are no land use restrictions in the ETJ, and the County has limited authority to require safety regulations
- If released from the ETJ, no land use restrictions apply

RECOMMENDATION

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

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), with the following modified regulations:

1. The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of lot types.

	Smallest Lot Size	Largest Lot Size ¹
Min. Width	80'	100'
Min. Depth ²	125'	150'
Min. Lot Area	10,000 sf	14,000 sf
Min. Front yard setback	20'	20'
Min. Rear yard setback ⁴	20'	30'
Min. Side yard setback	5'	5'
Min. Side yard setback on Corner	15'	15'
Min. Floor area	3,000 sf	3,500 sf
Lot % (Min/Max)	75% Max.	25% Min.

1. The lots along the perimeter of the property along the existing single-family estate neighborhood shall be the larger lot size.
 2. Lot width and depth can be reduced on cul-de-sacs, knuckle turns, and adjacent to TxDot drainage structures, so long as the minimum lot area is met
 3. Rear setback can be reduced adjacent to TxDot drainage structures by 5'
 4. The Density shall not exceed 2.4 units per gross acre.
2. The development shall provide an amenitized pond with a fountain, dock, meandering trail, and a gazebo within the Open Space, as depicted on the Open Space Plan.
 3. The development shall provide for a minimum of 15% open space, as shown on the Concept Plan.
 4. The Perimeter screening requirements shall be in accordance with the Screening Plan.
 5. The architectural elevations shall be in like kind and quality to the renderings on Exhibit G, in that exterior materials may be a mix of brick, stone, and/or stucco. Homes may utilize 3-step stucco as Category A masonry material, provided it is combined with another heavy masonry material (brick/stone). Roof pitch may align with the representative character images.
 6. The Development Standards and Regulations contained herein shall not constitute a waiver or an amendment to engineering standards.



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Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Planning Director
Date: February 20, 2025
Re: CIAC - Roadway Impact Fees

Action Requested:

Consider and act upon a request to provide written comments to the City Secretary for the Roadway Impact Fee update. (CIAC)

Background Information:

The Planning & Zoning Commission acted as the Capital Improvements Advisory Committee (CIAC) to assess updates to roadway impact fees. Impact fee components and methodology were previously discussed at the September 2024 and December 2024 P&Z meetings, respectively. The updated final presentation covering land use assumptions and proposed fees will be discussed at this meeting, with the CIAC to provide written comments to the City Secretary by February 28, 2025.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval.

CITY OF CELINA ROADWAY IMPACT FEES CAPITAL IMPROVEMENTS ADVISORY COMMITTEE

Andy Glasgow, P.E., PMP, CFM
Pete Kelly, P.E.

February 20, 2025



TONIGHT'S AGENDA

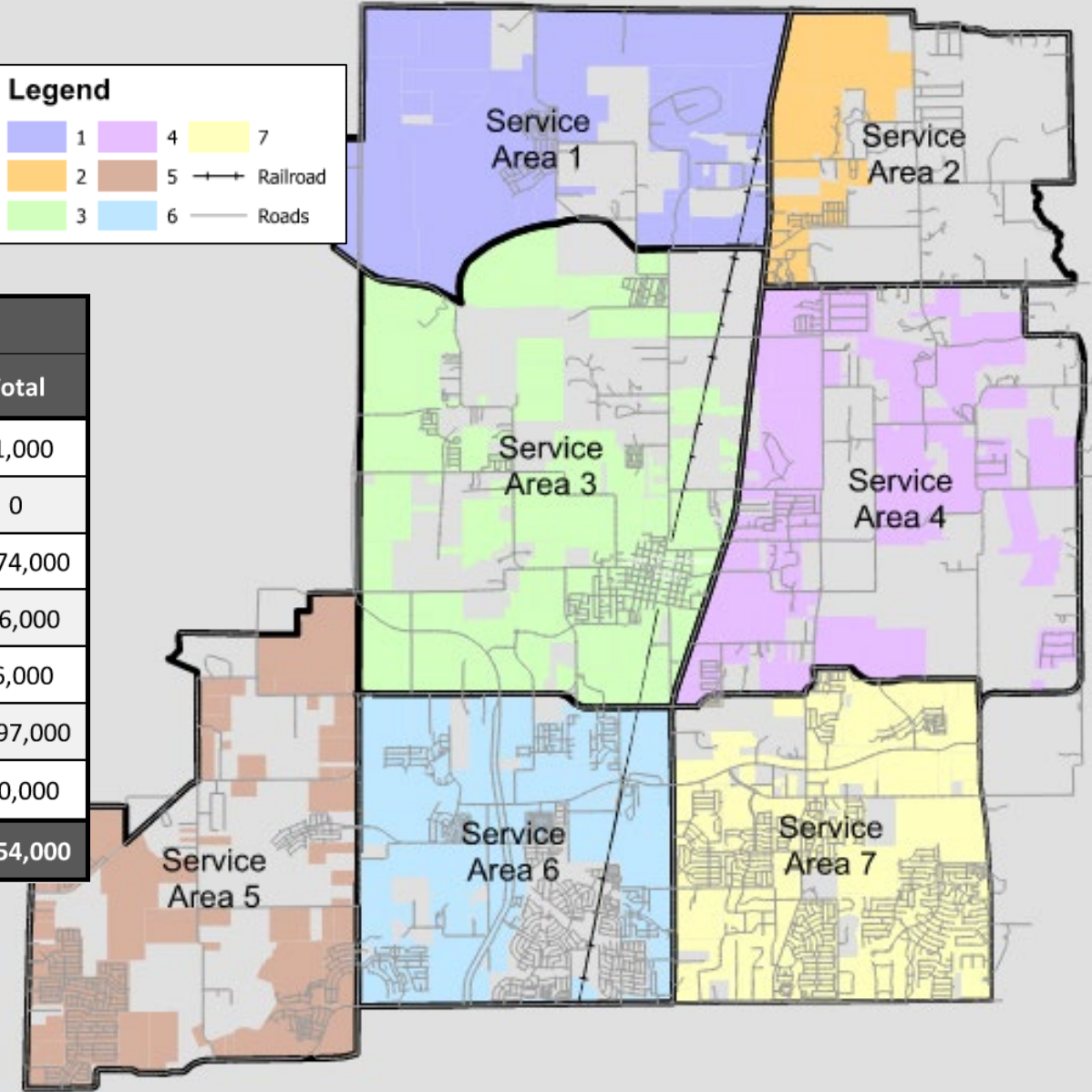
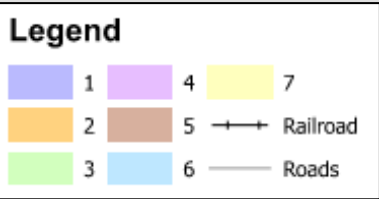
- 1 Previous Meeting (12/19) Recap
- 2 Impact Fee Components & MTP Update
- 3 Maximum Fee
- 4 Collection Rate Options
- 5 Next Steps

PREVIOUS MEETING (12/19) RECAP

- **Impact Fees 101**
- **Impact Fee Components**
 - Service Areas
 - Land Use Assumptions
 - Service Units
 - Capital Improvement Plans
 - Master Thoroughfare Plan Update
 - Maximum Assessable Fee
 - Credit Calculation
- **Impact Fee Methodology**

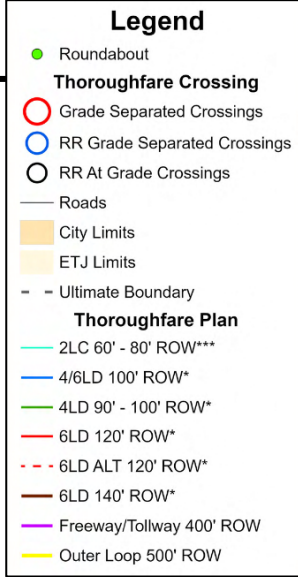
LAND USE ASSUMPTIONS

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



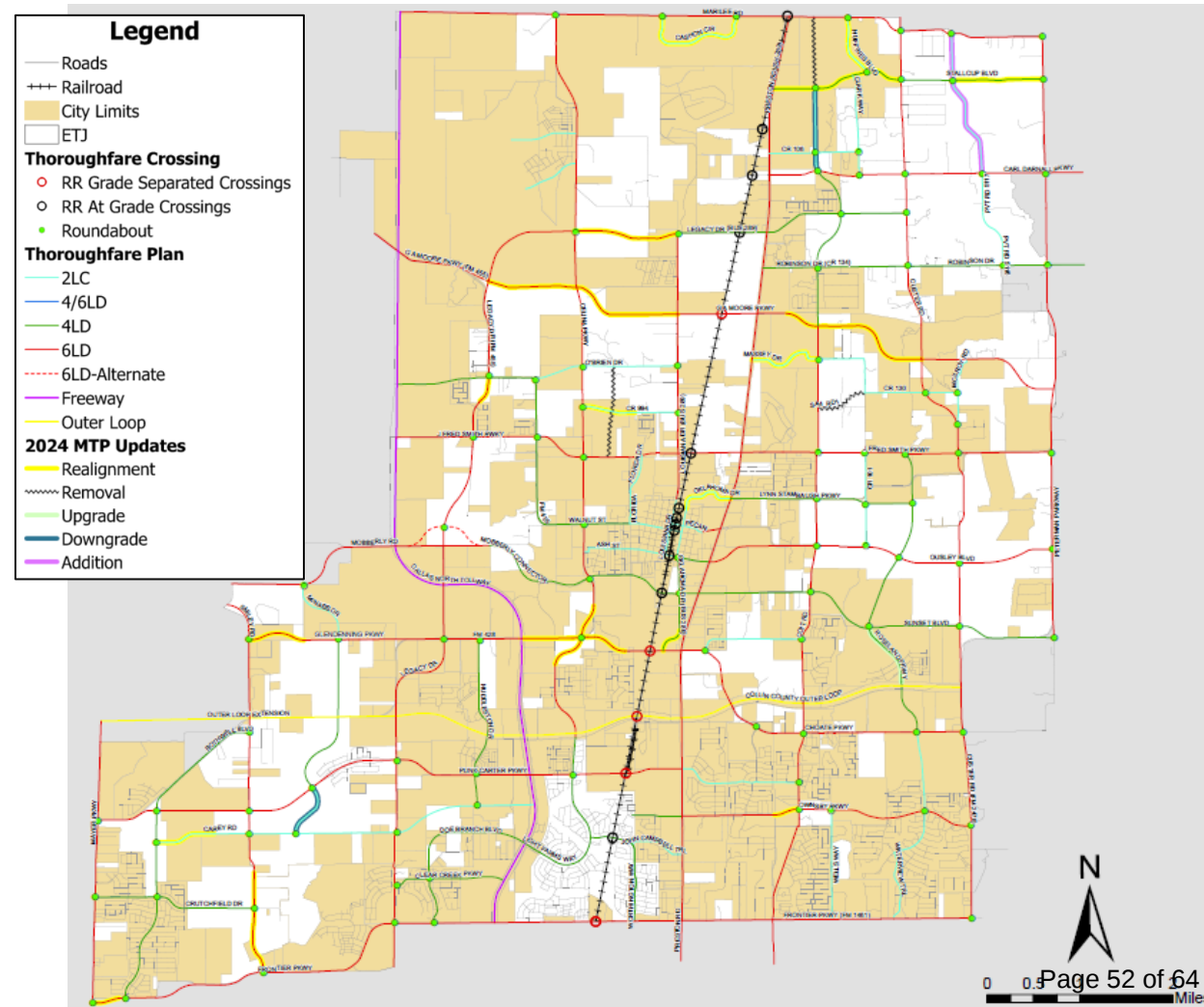
CAPITAL IMPROVEMENTS PLAN

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

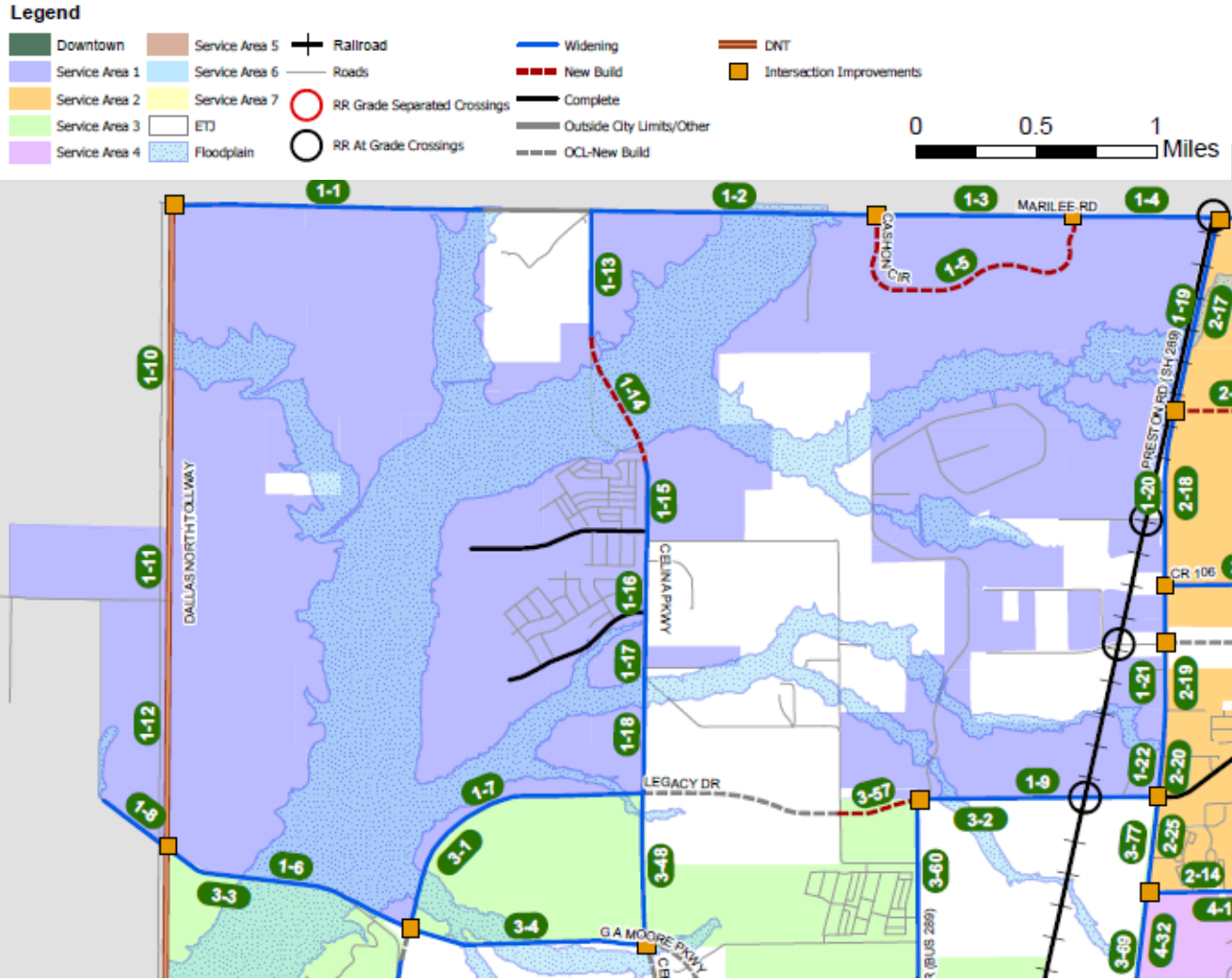


CAPITAL IMPROVEMENTS PLAN: MTP UPDATE

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

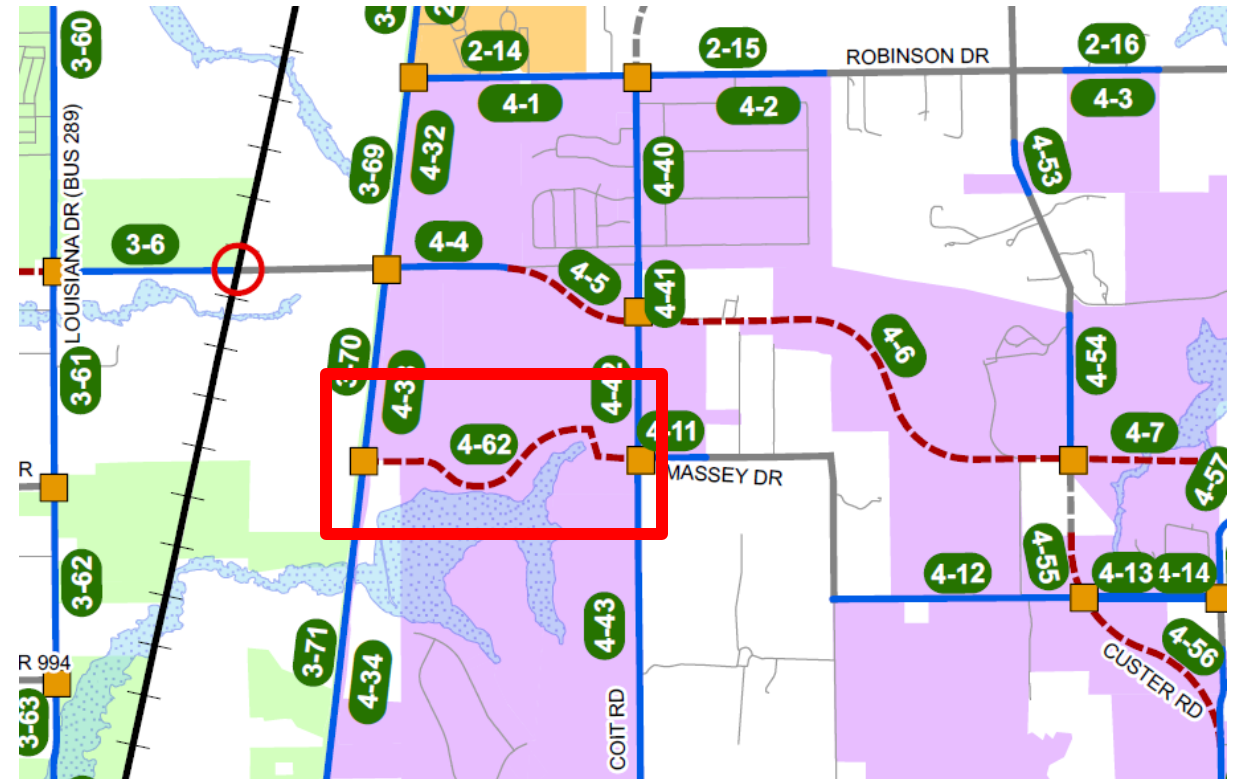


CAPITAL IMPROVEMENTS PLAN EXAMPLE: SERVICE AREA 1



UPDATES SINCE PREVIOUS MEETING

- Service Area 3
 - Corrected costing error for project 3-58 (Florida Dr)
 - Maximum Fee increased from \$3,626 to \$3,697/veh-mi
- Service Area 4
 - Added Project 4-62 (Massey Dr)
 - Maximum Fee increased from \$2,997 to \$3,048/veh-mi



2024 MAXIMUM FEE PER SERVICE AREA (\$/VEHICLE-MILE)

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	\$ 3,363	\$ 3,697	\$ 3,048	\$ 3,996	\$ 1,936	\$ 1,582
Change	\$ 2,849	\$ 1,802	\$ 2,472	\$ 1,651	\$ 2,208	\$ (86)	\$ 672

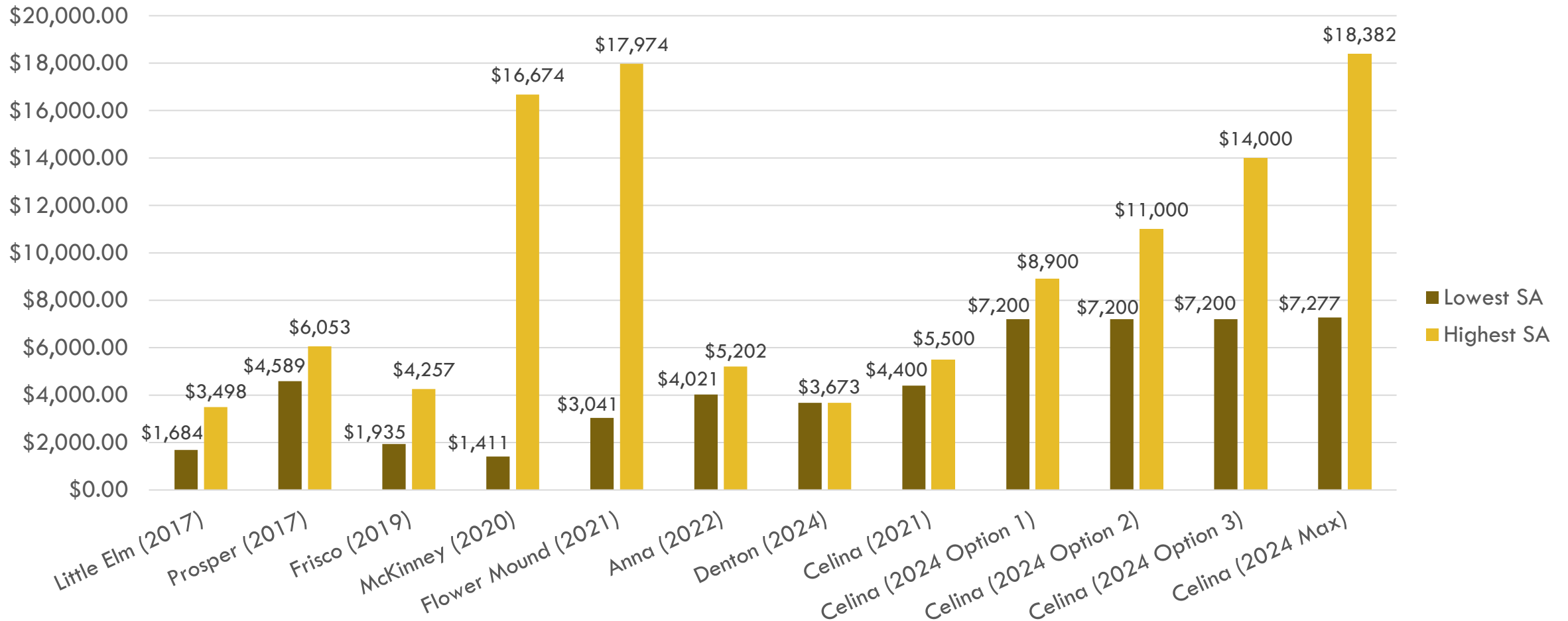
2021/2024 RATE COMPARISON & OPTIONS (SINGLE FAMILY HOME)

Service Area	1	2	3	4	5	6	7
2021 Max Assessable Fee Per SF Home	\$ 5,539	\$ 7,571	\$ 5,941	\$ 6,775	\$ 8,672	\$ 9,807	\$ 4,414
2021 Collection Rate Per SF Home	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500	\$ 4,400
2024 Max Assessable Fee Per SF Home	\$ 18,359	\$ 15,580	\$ 17,004	\$ 14,021	\$ 18,382	\$ 8,906	\$ 7,277
Change	\$ 12,820	\$ 8,009	\$ 11,064	\$ 7,011	\$ 9,710	\$ (901)	\$ 2,864
2024 Collection Rate Options (\$/ Single Family Home)							
Option 1 (Cap at 2 nd lowest SA)	\$ 8,900	\$ 8,900	\$ 8,900	\$ 8,900	\$ 8,900	\$ 8,900	\$ 7,200
Option 2 (Double the Rate)	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 11,000	\$ 8,900	\$ 7,200
Option 3 (Cap at 3 rd lowest SA)	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 8,900	\$ 7,200
Option 4 (100% of Max Assessable)	\$ 18,359	\$ 15,580	\$ 17,004	\$ 14,021	\$ 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%
<i>Celina (2021)</i>	<i>7</i>	<i>2021</i>	<i>\$5,500.00</i>	<i>\$4,400.00</i>	<i>Varies</i>
<i>Celina (2024 Option 1)</i>	<i>7</i>	<i>2024</i>	<i>\$8,900.00</i>	<i>\$7,200.00</i>	<i>Varies</i>
<i>Celina (2024 Option 2)</i>	<i>7</i>	<i>2024</i>	<i>\$11,000.00</i>	<i>\$7,200.00</i>	<i>Varies</i>
<i>Celina (2024 Option 3)</i>	<i>7</i>	<i>2024</i>	<i>\$14,000.00</i>	<i>\$7,200.00</i>	<i>Varies</i>
<i>Celina (2024 Max)</i>	<i>7</i>	<i>2024</i>	<i>\$18,382.00</i>	<i>\$7,277.00</i>	<i>100%</i>

NEIGHBORING CITIES COMPARISON CHART (HIGHEST/LOWEST SERVICE AREA: SINGLE FAMILY HOME)



2021/2024 RATE COMPARISON & OPTIONS (150,000 SQ FT SHOPPING CENTER)

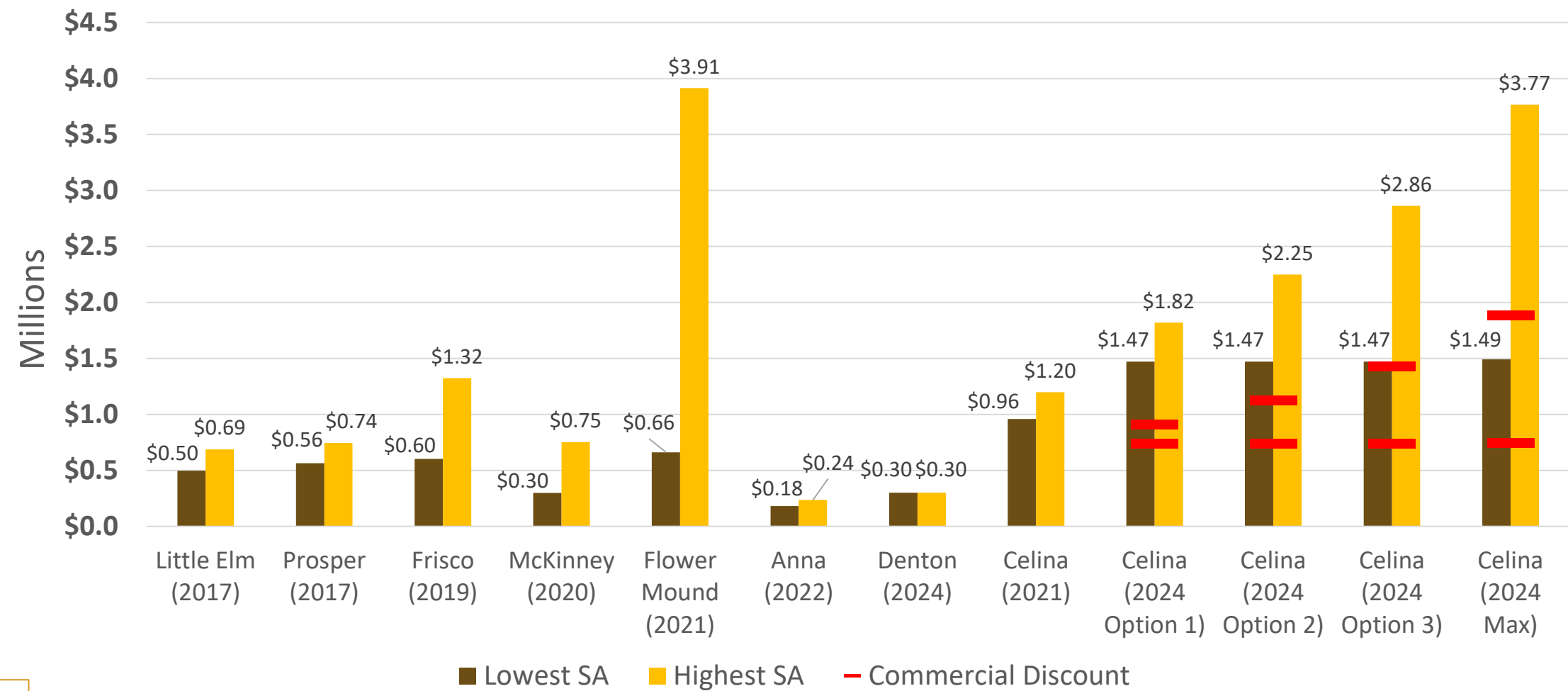
Service Area	1	2	3	4	5	6	7
2021 Max Assessable Fee	\$ 1,205,952	\$ 1,648,416	\$ 1,293,600	\$ 1,475,232	\$ 1,888,128	\$ 2,135,232	\$ 960,960
2021 Collection Rate Per	\$ 1,197,600	\$1,197,600	\$1,197,600	\$1,197,600	\$1,197,600	\$ 1,197,600	\$ 958,050
2024 Max Assessable Fee Per	\$ 3,761,400	\$ 3,169,500	\$ 3,484,350	\$ 2,872,650	\$ 3,766,200	\$ 1,824,600	\$ 1,491,000
Change	\$ 2,555,448	\$ 1,521,084	\$ 2,190,750	\$ 1,397,418	\$ 1,878,072	\$ (310,632)	\$ 530,040
2024 Collection Rate Options (\$/ 150,000 SF Shopping Center)							
Option 1 (Cap at 2 nd lowest SA)	\$ 1,819,538	\$1,819,538	\$1,819,538	\$1,819,538	\$1,819,538	\$ 1,819,538	\$ 1,471,986
Option 2 (Double the Rate)	\$ 2,248,868	\$2,248,868	\$2,248,868	\$2,248,868	\$2,248,868	\$ 1,819,538	\$ 1,471,986
Option 3 (Cap at 3 rd lowest SA)	\$ 2,862,195	\$2,862,195	\$2,862,195	\$2,862,195	\$2,862,195	\$ 1,819,538	\$ 1,471,986
Option 4 (100% of Max Assessable)	\$ 3,761,400	\$3,169,500	\$3,484,350	\$2,872,650	\$3,766,200	\$ 1,824,600	\$ 1,491,000

NEIGHBORING CITIES COMPARISON TABLE (150,000 SQ FT SHOPPING CENTER)

City	Service Areas	Last Updated	Highest SA	Lowest SA	% of Max Fee Collected
Little Elm (2017)	3	2017	\$688,200.00	\$496,950.00	70% - 100%
Prosper (2017)	2	2017	\$744,300.00	\$564,300.00	25%
Frisco (2019)	4	2019	\$1,324,200.00	\$601,950.00	100%
McKinney (2020)	13	2020	\$753,150.00	\$298,350.00	Varies
Flower Mound (2021)	3	2021	\$3,913,500.00	\$662,100.00	100%
Anna (2022)	2	2022	\$235,237.50	\$181,432.50	100%
Denton (2024)	5	2024	\$301,500.00	\$301,500.00	20%
Celina (2021)	7	2021	\$1,197,600.00	\$958,050.00	Varies
Celina (2024 Option 1)	7	2024	\$1,819,538.00	\$1,471,986.00	Varies
Celina (2024 Option 2)	7	2024	\$2,248,868.00	\$1,471,986.00	Varies
Celina (2024 Option 3)	7	2024	\$2,862,195.00	\$1,471,986.00	Varies
Celina (2024 Max)	7	2024	\$3,766,200.00	\$1,491,000.00	100%

NEIGHBORING CITIES COMPARISON CHART

(HIGHEST/LOWEST SERVICE AREA: 150,000 SQ FT SHOPPING CENTER)



COMMERCIAL DISCOUNT COMPARISON

Example: Option 3 (Service Areas 1-5)

Land Use	No Commercial Discount	50% Commercial Discount
Shopping Center (150k Sq. Ft.)	\$2,862,195	\$1,431,098
Daycare (5k Sq. Ft.)	\$165,054	\$82,527
Fast Food (4k Sq. Ft.)	\$565,737	\$282,869
Light Industrial (200k Sq. Ft.)	\$1,973,970	\$986,985

NEXT STEPS

- 1 CIAC to provide written comments to City Secretary – **2/28**
- 2 Public Hearing to Consider Approval of Roadway Impact Fee Study – **3/11**
- 3 Adoption of Impact Fee Ordinance – **3/11 or 4/8**



Life Connected.