



Life Connected.

PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, MARCH 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.

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 February 20, 2025 Planning & Zoning Commission meeting.

IV. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon a request to zone approximately 32 acres to Agricultural District (AG) zoning; generally located at the southwest corner of Oklahoma Drive and Ash Street, within the City Limits & Extraterritorial Jurisdiction (ETJ). (Martinek Tract – Zoning)
- B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 40 acres of land; generally located south of County Road 59 and 1,000 feet east of Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (Mesa Verde – Development Agreement)
- C. Conduct a public hearing to consider and act upon a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, to modify the Downtown Code. (Downtown Code – Text 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



Life Connected.

**PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, FEBRUARY 20, 2025
5:00 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Commissioner Laumer 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:

Commissioner Daniel Trigo
Commissioner Jason Laumer
Commissioner Michael Dawson
Commissioner Ryan Samuelson

Members Absent:

Chair Shawn Bain
Vice Chair Bryan Poche
Commissioner Alan Upchurch

Staff Present:

Executive Director of Development
Services, Dusty McAfee
Planning Director, Madhuri Mohan
Planning Manager, Bella Lopez
Senior Planner, Victoria Kiker
Senior Planner, Haley Yansky

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. Gateway Monumentation Visioning - Consultants Presentation

Madhuri Mohan, Planning Director, introduced the Consultant.

Applicant Ben Rankin, 2500 Pacific Avenue, Sweetwood, Dallas, Texas 75226, with Kimley-Horn, presented the Consultant.

The Commission asked questions about various sign design options.

Commissioner Samuelson noted Option 2 (Sculptural Wheat) reminded him of a sign in Aubrey, Texas showing a hollyhock design.

Commissioner Dawson asked the Commission's thoughts on Option 3 (Celina Silo). Commissioner Laumer noted that there is already a silo acting as signage at the corner of Preston Road and Ownsby Parkway and noted the fine line between creative design and literal interpretation. Mr. Rankin noted that the silo could become more cylindrical if desired. Commissioner Dawson noted that he could visualize people visiting this sign. Commissioner Laumer expressed a preference for a design that more closely resembles a silo.

Commissioner Dawson inquired about incorporating the year '1876' into Option 4 (See Through Celina), to which Mr. Rankin confirmed that it could be incorporated into any of the options. Commissioner Trigo noted he liked the star element and the options featuring the text 'Celina'. He particularly liked Option 4, noting that the lettering stood out as distinct and not too 'on brand,' differentiating it from existing City branding. The Commission discussed the inclusion of the star, acknowledging that while it is a common motif in Texas, it is not necessarily specific to Celina.

Commissioner Laumer noted he liked Option 6 (Hillside Letters), suggesting it would work well with large scale landscaping, such as the grassy area in front of Carter Ranch on Preston Road. Commissioner Trigo agreed, envisioning it as a popular photo spot. Commissioner Samuelson recommended increasing the sign's size for better legibility.

Commissioner Laumer expressed his appreciation for the main sign in the town of Prosper, particularly its signature green light. He noted Celina might not be able to use a 'wheat gold' color, as it resembles natural light. Mr. Rankin emphasized that lighting could play a key role in the design of these signs.

Commissioner Laumer raised a concern about the potential maintenance issues with Option 1 (Scaffold Sign) if people were to climb on it, to which Mr. Rankin assured him that design elements discourage this. Commissioner Laumer said that he liked this option.

Commissioner Samuelson suggested incorporating sunsets into the designs, which Mr. Rankin proposed could be achieved by aligning signs like Option 3 or 4 along an east/west axis. Commissioner Dawson and Trigo preferred Option 1 without the 'Life Connected.' text.

Commissioner Laumer appreciated the wheat element in many options but warned that replicating the City's intricate logo at a large scale could be challenging. Mr. Rankin assured that a mix of materials could better achieve the desired look.

Commissioner Trigo asked if all monuments would be the same, to which Mr. Rankin confirmed that while the goal was brand consistency, primary and secondary versions could be used. Commissioner Samuelson liked the idea of having different options across the City. Commissioner Laumer emphasized that cities sometimes overemphasize the "Texas historic" theme and appreciated the uniqueness of Downtown Celina. Commissioner Laumer also liked Option 7 (Simple and Elegant) and the idea of incorporating relief and cut-outs. Mr. Rankin suggested including monumentation in City parks, which the Commission supported. Commissioner Dawson proposed engaging local artists to contribute to the sign design and reaffirmed the idea of placing signs in parks.

B. P&Z Commissioners Training - Part 2

Ms. Mohan presented the 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.

Upon a motion by Commissioner Dawson and a second by Commissioner Samuelson, the Commission voted four (4) for and none (0) opposed to approve the minutes of the January 16th, Planning & Zoning Commission meeting. The motion carried 4-0.

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 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)

Haley Yansky, Senior Planner, presented the staff report.
Commissioner Laumer opened the public hearing.
Applicant Karla McKenzie, 13326 Private Road 5155, Prosper, Texas 75078, introduced herself and explained there were no immediate plans to develop the property.
Commissioner Laumer asked Mrs. McKenzie how long she had owned the property.
Mrs. McKenzie responded that she had owned it for 30 years.
No one else came forward to speak, and the public hearing was closed.
The commissioners discussed the item.
Commissioner Samuelson motioned to approve the item as proposed.
Commissioner Dawson seconded the motion.
All were in favor, and the motion was approved.

Upon a motion by Commissioner Samuelson and a second by Commissioner Dawson, the Commission voted four (4) for and none (0) opposed to approve the item. The motion carried 4-0.

- 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)

Bella Lopez, Planning Manager, presented the staff report.
Applicant Alex Payne, 212 Elm Street, Denton, Texas 76201, delivered a presentation to the commission and stated that he was available to answer any questions.
Commissioner Laumer opened the public hearing.
No one came forward to speak, and the public hearing was closed.
The commission discussed the item.
Commissioner Trigo 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 Trigo and a second by Commissioner Samuelson, the Commission voted four (4) for and none (0) opposed to approve the item. The motion carried 4-0.

- 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)

Ms. Lopez, Planning Manager, presented the staff report.
Applicant Kevin Harrell, 8214 Westchester Drive, Suite 9000, Dallas, Texas 75225, delivered an applicant presentation.
Commissioner Samuelson asked the applicant to explain the coordination with Preston Hills Circle residents. Mr. Harrell outlined that Skorburg Companies met with residents on November 7, 2024, addressing concerns about privacy and drainage. As a result, they revised the fence design to a more private board-on-board with cap style and adjusted lot layouts, proposing a 40' rear setback, and larger lots on the perimeter.
Commissioner Laumer opened the public hearing.
Resident Ron Little, 3162 Preston Hills Circle, Celina, Texas, expressed concerns about the rear setbacks, claiming it was only 30' per previous communication. He also emphasized privacy and drainage issues. Mr. Little argued that the proposed development's smaller lots would devalue his and his neighbors' properties. He suggested larger perimeter lots (50% of adjacent estate lots) as a solution and criticized Skorburg's lack of communication.
Resident Dan Dodot, 3005 Twin Lakes Drive, Celina, Texas 75058, raised concerns about drainage and the potential impact of the development on Frontier Parkway's congestion. He also inquired about the Traffic Impact Analysis (TIA) and pedestrian connectivity.

Ryan Nelson, 3317 Preston Hills Circle, Prosper, Texas 75058, noted a disparity in lot size and the potential reduction in property values. He proposed larger lots to ensure compatibility with the surrounding estate homes.

Mr. Harrell addressed the commission and clarified the rear setbacks as 30' and addressed concerns about traffic and drainage. He provided drainage exhibits, assuring that the development would improve the current situation. He also addressed concerns about property values, stating that smaller lot sizes don't necessarily affect value and assured the commission that additional trees would be planted to buffer the perimeter.

Commissioner Laumer assured the audience that the City's Engineering Department is highly knowledgeable and will ensure full compliance with City standards.

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

The commissioners discussed the item and asked staff about "transition zones" between larger lots and smaller lots and if the exterior lots are proposed to be 2-stories.

Ms. Mohan and Mr. Harrell addressed the commission.

Commissioner Dawson acknowledged residents' concerns but pointed out that the development doesn't violate city requirements or policy, and rejecting it could lead to higher-density development.

Commissioner Laumer agreed with Commissioner Dawson and stated that this property is in the ETJ and noted that it could become a school or a church. He also expressed his support for larger lots on the perimeter.

Commissioner Trigo motioned to approve with the additional requirement that the proposed perimeter lots have additional trees to act as a buffer.

Commissioner Dawson seconded the conditional motion to approve.

Commissioner Laumer and Commissioner Samuelson voted against the motion. Commissioner Laumer emphasized the lack of sufficient transition between lot sizes and Commissioner Samuelson expressed discomfort with the confusion over the rear setbacks.

The motion failed to give a recommendation.

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

Applicant Pete Kelly, 801 Cherry Street, Suite 1300, Fort Worth, Texas 76102, delivered the presentation. Commissioner Laumer opened for commentary and discussion.

The Commission discussed the item.

The Commission unanimously agreed to recommend Option 3 as the base impact fee structure for the City moving forward. It was also agreed that no discount should be applied to the maximum rate for single-family build-to-rent or multifamily developments.

Three of the four members present recommended an automatic 50% discount for commercial/retail developments within the impact fee charts and ordinance. The reasoning was to streamline the process, reduce administrative workload, eliminate political considerations in case-by-case decisions, and encourage small business growth. The remaining member expressed a preference for commercial/retail impact fee discounts be determined on a case-by-case basis.

V. ADJOURNMENT:

Chair

Staff Liaison

Date



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Victoria Kiker, Senior Planner
CC: Madhuri Mohan, Planning Director
Date: March 20, 2025
Re: Martinek Tract - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 32 acres to Agricultural District (AG) zoning; generally located at the southwest corner of Oklahoma Drive and Ash Street, within the City Limits & Extraterritorial Jurisdiction (ETJ). (Martinek Tract – Zoning)

Background Information:

This request is for the zoning of approximately 32 acres, generally located at the southwest corner of Oklahoma Drive and Ash Street, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). The approximately 16 acres within City Limits are zoned Downtown Code (DTC), Light Industrial (LI), and Agriculture District (AG). The applicant, the Celina Economic Development Corporation (CEDC), purchased the property in 2024, and requests to zone the entire tract as Agriculture District (AG) zoning as a placeholder district. The City anticipates future rezoning when the CEDC is ready to develop the property.

Legal Review:

N/A

Supporting Documents:

1. Location Map
2. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

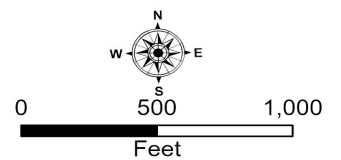
Staff recommends approval as presented.



Legend

- City Limits
- Roads
- Parcels
- Subject Property

25-Z-03 EDC Martinek Tract
Zoning
Location Map
City of Celina
2/26/2025

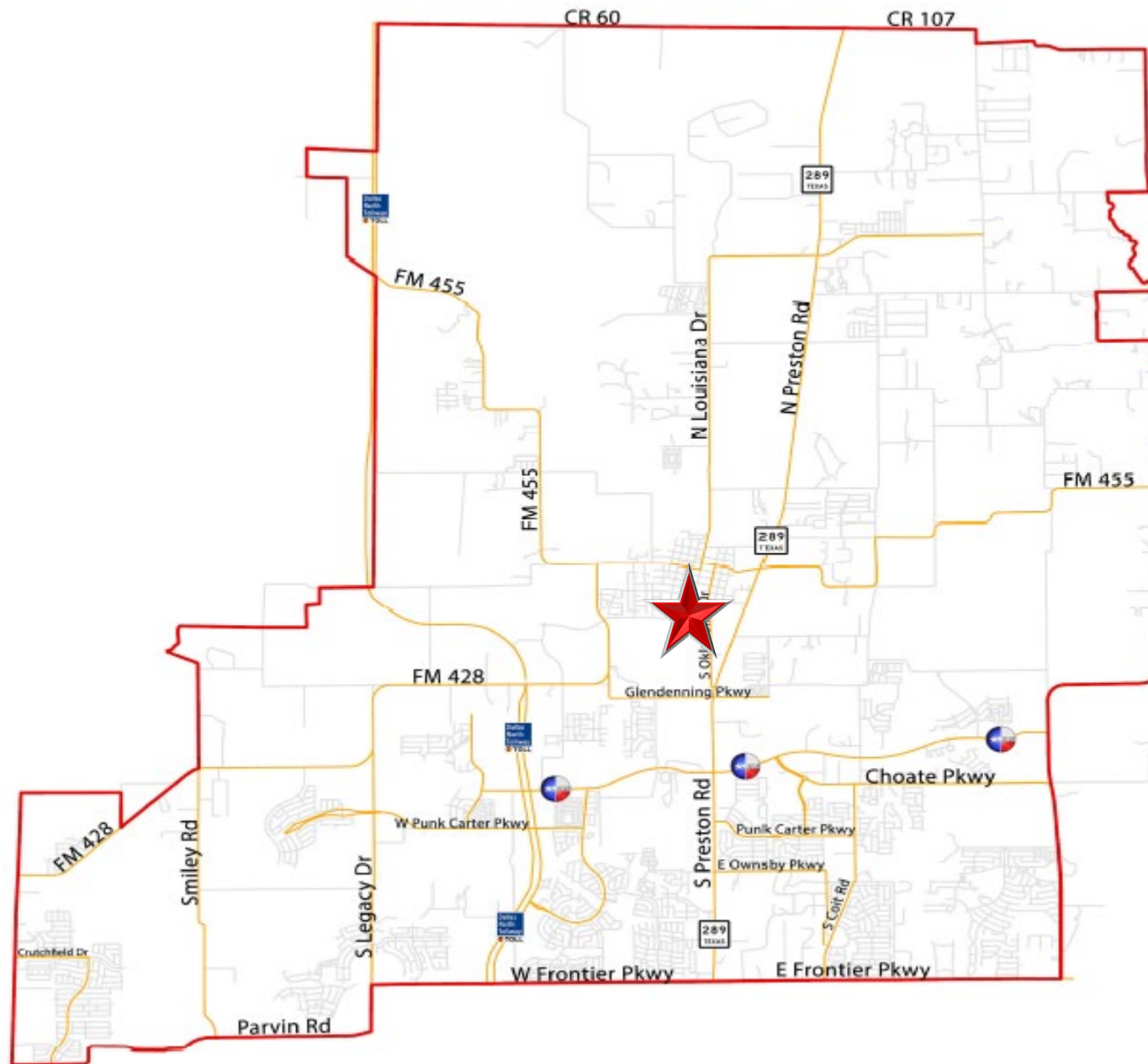


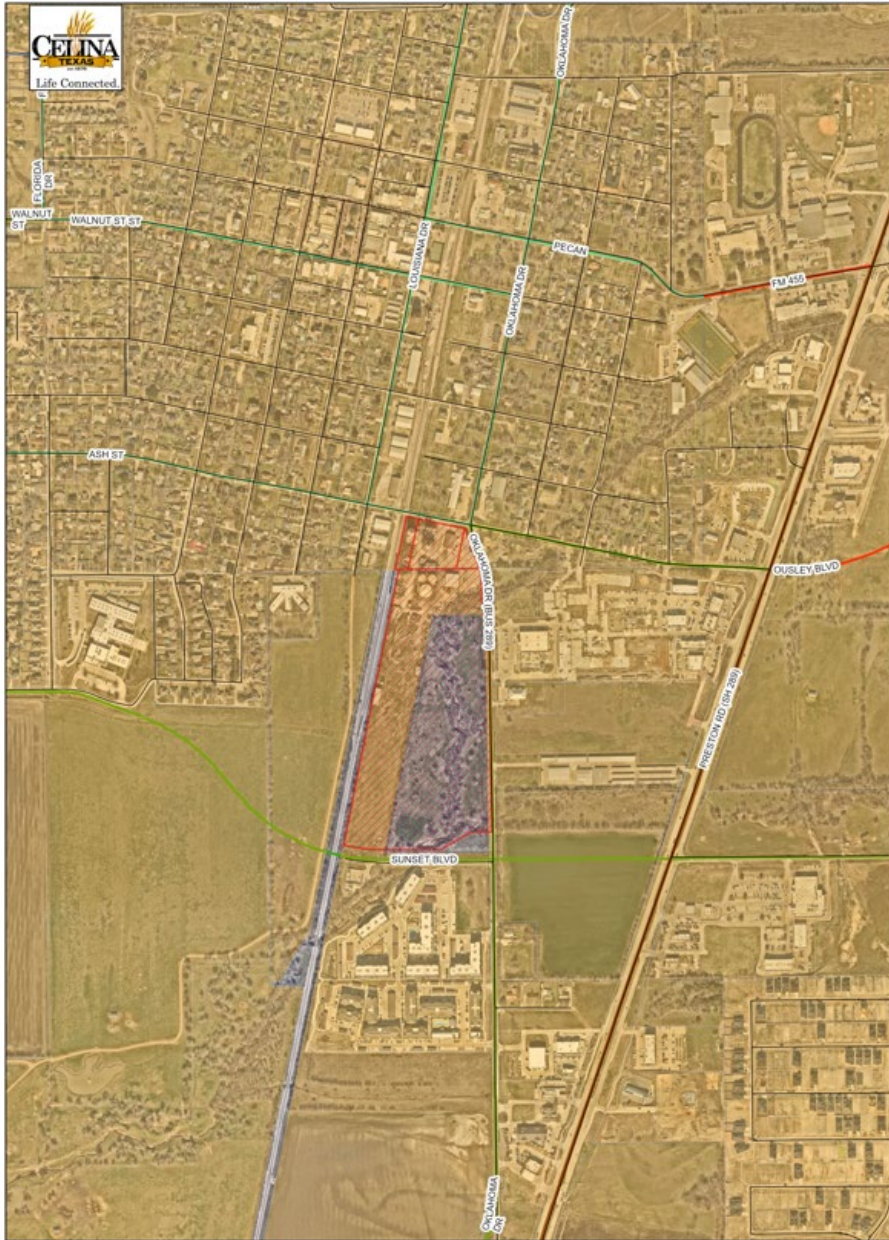
MARTINEK TRACT

Zoning

Planning & Zoning Commission
March 20, 2025







LOCATION MAP

The subject property is generally located at the southwest corner of Oklahoma and Ash Street

BACKGROUND

- The subject property is approximately 32 acres, and located within both the City Limits and the Extraterritorial Jurisdiction (ETJ)
- Approximately 16 acres are within City Limits, and zoned Downtown Code (DTC) - Entertainment, Light Industrial (LI), and Agriculture District (AG)
- Approximately 16 acres are within the ETJ
- The applicant, the Celina Economic Development Corporation (CEDC), purchased the property in 2024, and is requesting to zone the entire property to Agriculture District (AG) as a placeholder district
- The City anticipates future rezoning when the property is ready to develop

POLICY CONSIDERATIONS

- The annexation will bring approximately 16 acres into City limits
- AG is an appropriate “holding district” zoning designation
- The CEDC will request the City to consider an appropriate zoning district in the future when development is more imminent

RECOMMENDATION

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



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Victoria Kiker, Senior Planner
CC: Madhuri Mohan, Planning Director
Date: March 20, 2025
Re: Mesa Verde - Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 40 acres of land; generally located south of County Road 59 and 1,000 feet east of Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (Mesa Verde – Development Agreement)

Background Information:

The subject property is generally located at the southeast corner of Celina Parkway and County Road 59, within the Extraterritorial Jurisdiction (ETJ) with a pre-annexation agreement that expires in 2035. The applicant is proposing to develop a new single-family neighborhood with a lot mix of 50' and 60' wide lots. The proposed Development Agreement outlines the future annexation and zoning for the property to be Single-Family Residential Detached District (SF-R).

Legal Review:

N/A

Supporting Documents:

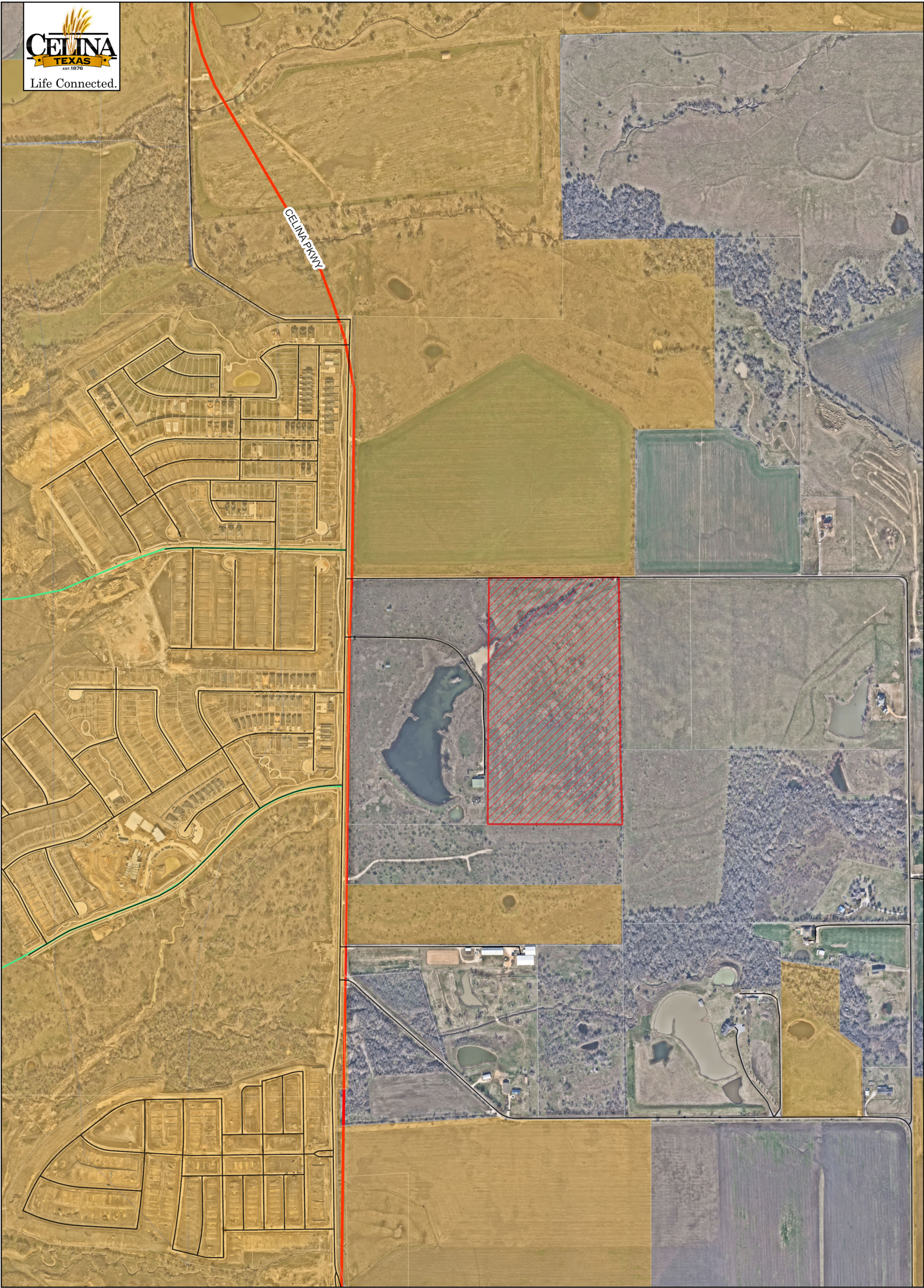
1. Location Map
2. Staff Presentation
3. Draft Development Regulations

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

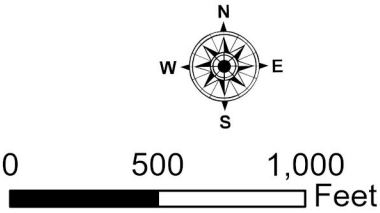


Legend

- Roads
- City Limits
- Parcels
- Subject Property

25-DA-02 Mesa Verde DA
Location Map
City of Celina

2/26/2025

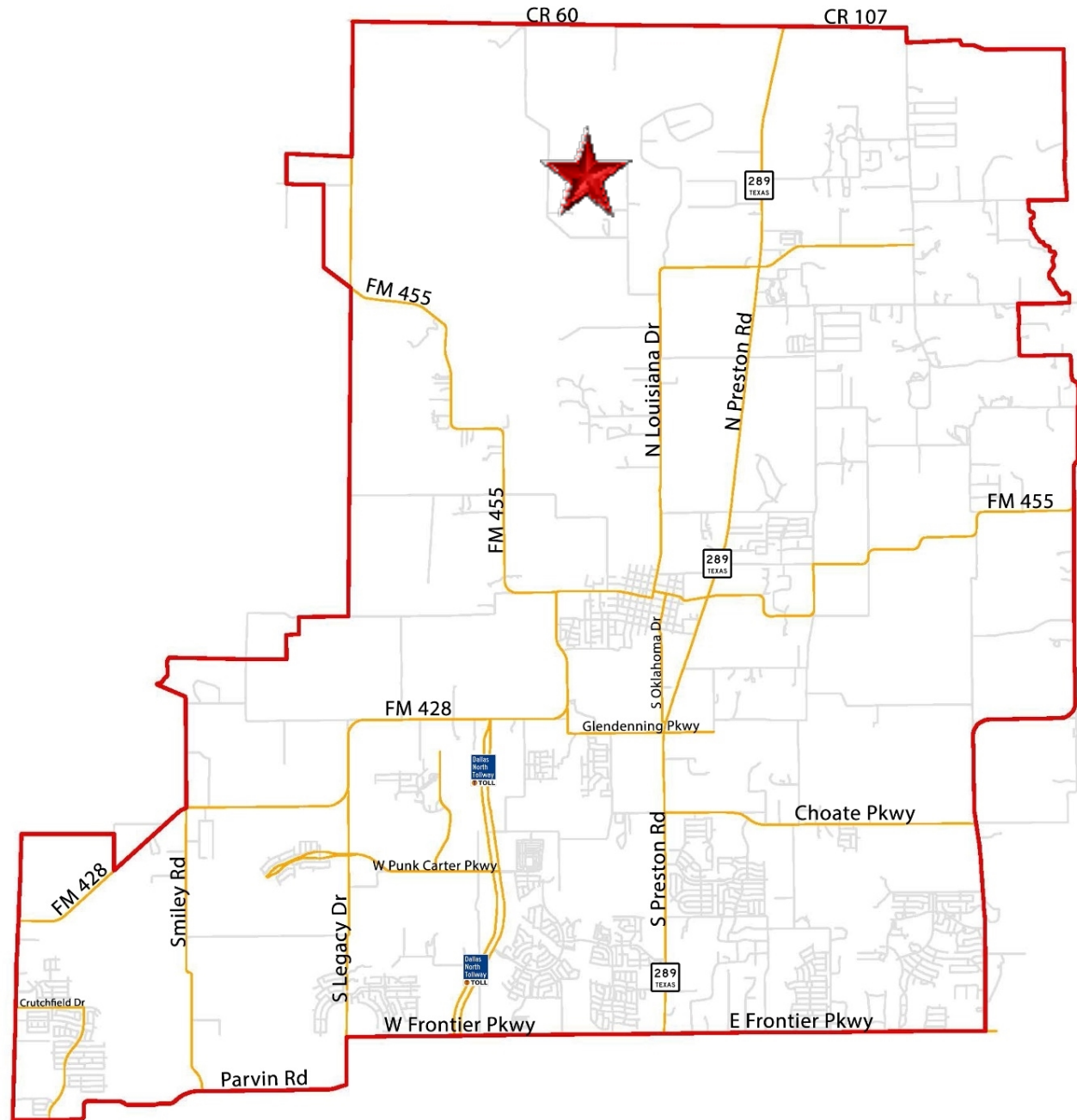


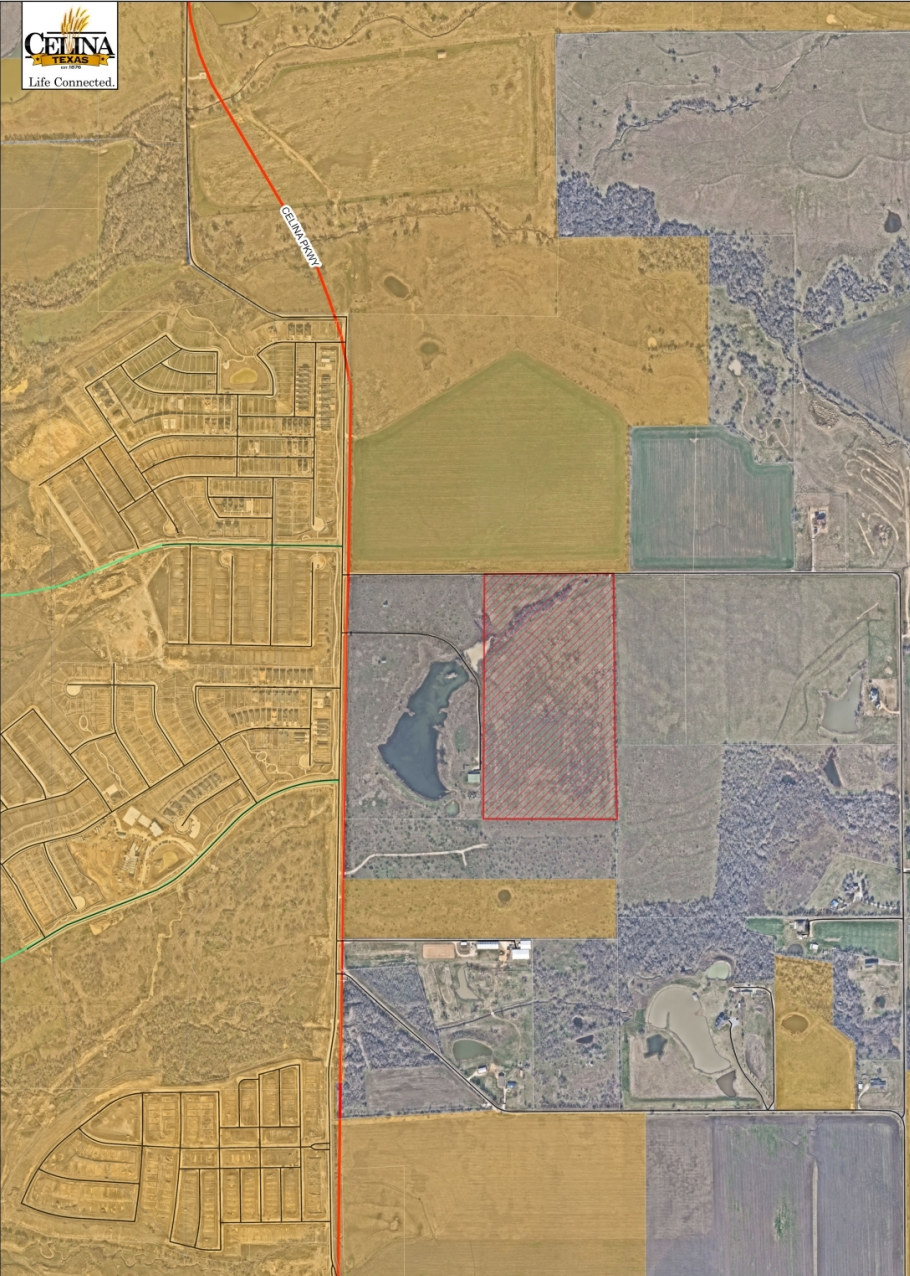
MESA VERDE

Development Agreement

Planning & Zoning Commission
March 20, 2025







LOCATION MAP

The subject property is generally located at the southeast corner of Celina Parkway and County Road 59

BACKGROUND

- The subject property is approximately 40 acres
- The property is currently within the Extraterritorial Jurisdiction (ETJ) with a pre-annexation agreement that expires in 2035
- The applicant is proposing to develop a new single-family neighborhood
- The proposed Development Agreement outlines the future annexation and zoning for the property

CONCEPT PLAN

SITE KEY

SITE BOUNDARY: ± 39.7 ACRES

OPEN SPACE REQUIRED: ± 7.8 ACRES

OPEN SPACE PROVIDED: ± 8.8 ACRES

USABLE OPEN SPACE REQUIRED: ± 3.9 ACRES

USABLE OPEN SPACE PROVIDED: ± 5.9 ACRES

*PER CITY CODE, ALL RESIDENTIAL DEVELOPMENTS
MUST PROVIDE OPEN SPACE EQUAL TO 20% OF THE
TOTAL SITE ACREAGE. 50% OF THAT OPEN SPACE
MUST BE USABLE.

AMENITY CENTER: ± 2.7 ACRES

SINGLE FAMILY: ± 139 LOTS

50' X 120': ± 96 LOTS

60' X 120': ± 43 LOTS

NOTES:

1. CONCEPT PLAN IS SUBJECT TO DRAINAGE STUDY, POND
LOCATION AND SIZING TO BE CONFIRMED AT THE TIME OF
DEVELOPMENT.

2. VARIANCE REQUIRED TO CHANGE THE REQUIREMENT OF
ALLEYS FOR LOTS LESS THAN 60 FT TO LOTS LESS THAN 50 FT.



OVERVIEW

- The Development Agreement contemplates single-family uses with a base of Single-Family Residential Detached District (SF-R)
- The following lot mix is proposed:
 - 50' wide lots
 - 60' wide lots (25% minimum)
 - No alleys proposed
- The project is within the 3.5 density cap of the Zoning Ordinance

POLICY CONSIDERATIONS

- The DA will bring an additional 40 acres into the City Limits, allowing City standards to apply instead of County regulations
- A new neighborhood does not conflict with the City's long-range plans
- No multi-family is proposed

RECOMMENDATION

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

Draft Development Regulations

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

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

Concept Plan

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of major thoroughfares and zoning classifications, all of which can be adjusted for pragmatic purposes at time of permitting. Such modifications shall not be unreasonably withheld but are subject to review and approval by the Director of Development Services. Nothing on the Concept Plan precludes the administration of Engineering requirements, such as detention, right-of-way dedication, or any other design regulation. The Concept Plan will serve as the Preliminary Plat for the proposed development.

Zoning

- The lot mix shall be per the table below:

	Smallest Lot Size	Largest Lot Size
Min. Width	50'	60'
Lot % (Min/Max)	N/A	25% Min.

- Rear entry alley-loaded garages shall not be required, and front-loading garages are allowed.
- Front and rear setbacks shall be the following for both 50' and 60' lots:
 - Front/rear yards shall total 40' minimum.
 - Lot widths measured along the arch of the front of the building line.
 - For cul-de-sac and eyebrow lots, the minimum lot width measured at the right-of-way line shall be 35'.

Open Space, Trails, and Amenities

- An 8' concrete trail along County Road 59 and 6' trails around the detention are required. Trails and sidewalks shall connect the proposed detention/open space areas and the Amenity Center/open space areas, as generally shown on the Concept Plan.
- The centralized amenity park/open space areas as generally shown, will serve as the amenity, with programming required per the base Zoning Ordinance.
- Conformance with the Neighborhood Vision Book is required.

Architecture

- The subject property is an architecturally, historically, and culturally significant tract of land uses that is meaningfully located; thus, all structures shall abide by the City's architectural standards, and as may be amended.



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Victoria Kiker, Senior Planner
CC: Madhuri Mohan, Planning Director
Date: March 20, 2025
Re: Downtown Code Discussion - Text Change

Action Requested:

Conduct a public hearing to consider and act upon a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, to modify the Downtown Code. (Downtown Code – Text Amendment)

Background Information:

This request is for a text amendment to Chapter 14: Zoning to modify the Downtown Code. The City Council initiated this discussion in December 2024, with both the Planning & Zoning Commission and City Council worksession presentations in January and February 2025, respectively. The Downtown Code allows for periodic updates based on market testing. Please refer to the attached documents for additional information.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation
2. Live Draft
3. Corridor Exhibit

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

DOWNTOWN CODE DISCUSSION

Planning & Zoning Commission
March 20, 2025



OVERVIEW

- Council directed Staff to begin a discussion on land use within downtown at its December work session
- P&Z held a work session at its January meeting where land use was discussed
- Council held the same discussion at its February meeting

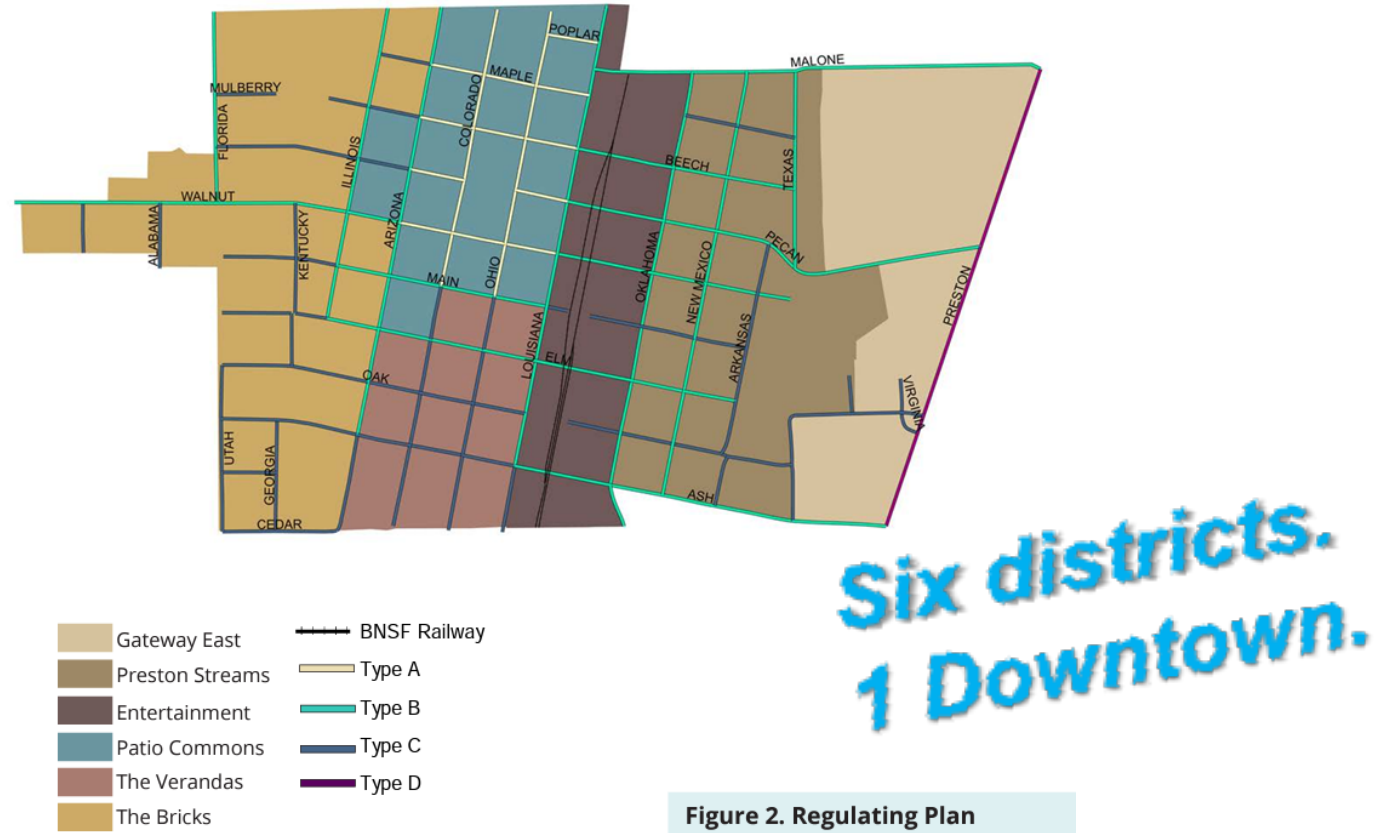


Figure 2. Regulating Plan

AMENDMENTS

- The Downtown Code anticipated regular updates as opportunities to improve were uncovered thru market testing

Administration Updates and Amendments

(d) Purpose

1. Essential to maintaining community relevance will be regular updates and amendments. These updates and amendments will ensure Code accuracy, public notification, and assessment of objectives.
2. As time passes, development will be constructed and new goals will be envisioned. This constant change means the Downtown Master Plan and Downtown Code should be living documents that grow with the community, and updates or amendments are part of that process.

(a) Schedule of Uses

P = Permitted; Blank = Not permitted

Uses	The Bricks	The Verandas	Patio Commons	Entertainment	Preston Streams	Gateway East
*Residential	P	P	P	P	See Note 7	P
Retail/ store/ restaurant	P	P	P	P	See Note 7	P
Office/ medical office	P	P	P	P	See Note 7	P
Entertainment			P	P	See Note 7	P
Auto-related						
Heavy industrial/ dirty industrial						
Assisted living/ nursing home						
Pick-up-/ drop-off-heavy uses (ex. K-12 school)						

Land Uses

Per the existing Downtown Code, the following land uses are prohibited in Downtown:

- Alternative retail services (SUP)
- Assisted living/nursing home
- Auto-related
- Gun ranges
- Heavy industrial/dirty industrial
- Pawn shops
- Pick-up/drop-off-heavy uses (ex. K-12 schools, drive-thrus)

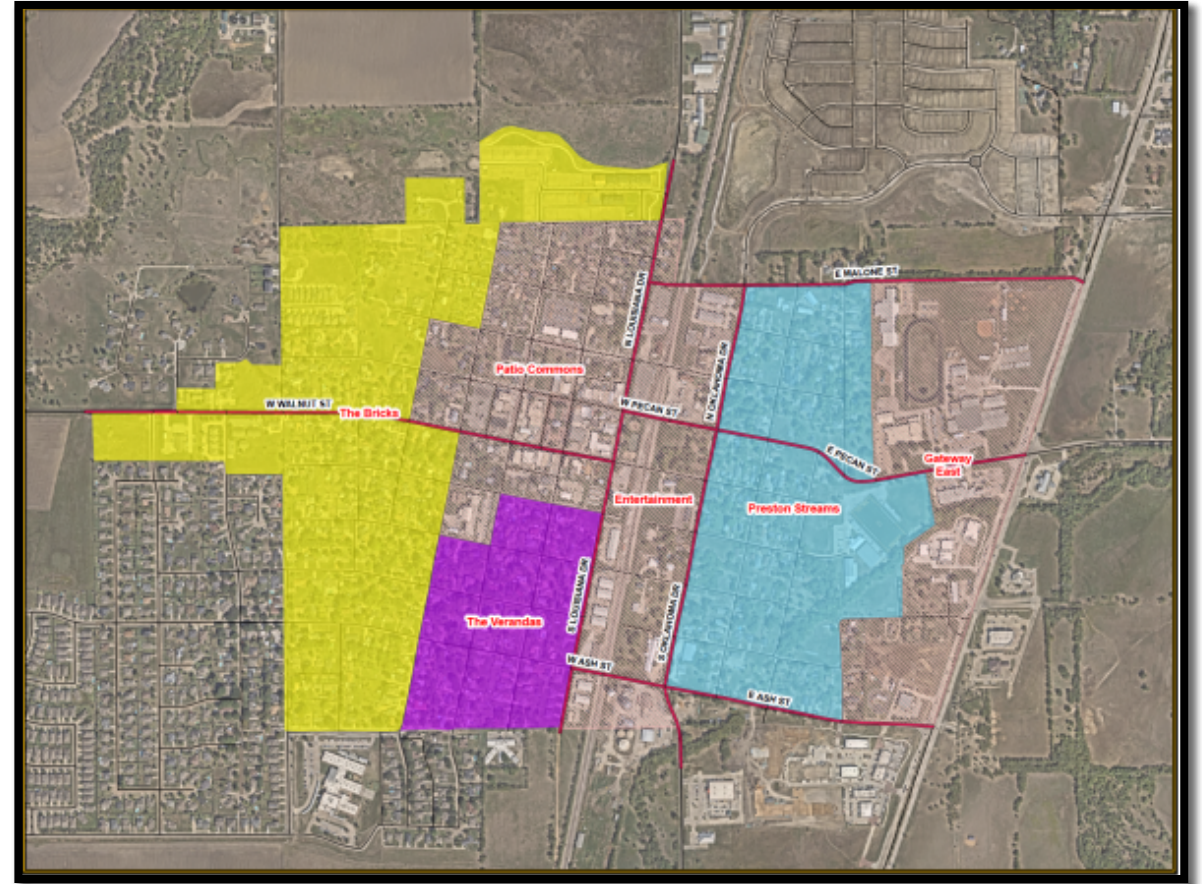
-
1. Excessively noxious uses are not permitted Downtown.
 2. Since residential uses are permitted in all districts, in all Building Types Downtown, uses shall be compatible with homes in scale, noise level, traffic impacts, parking, smell, cleanliness, and safety/risk.
 3. Uses consistent with the Vision of Downtown, either in the District description or in the Downtown Master Plan, shall be permitted even if not expressly listed above.
 4. Where uses consistent with the Vision are loud or could otherwise interfere with residential living, potential negative impacts shall be mitigated through screening, limits on outdoor activity, fencing, landscaping, and/or hours of operation through a Specific Use Permit tied to the subject use on the subject property.
 5. Large footprint uses (over 20,000 square feet on ground level) shall be multi-story, or locate the use on a mezzanine, and shall have structured parking.
 6. Urban agriculture shall be allowed with a storefront/market.
 7. Where properties do not front Pecan, Oklahoma, Ash, or Malone only single family residential, two family residential, or three family residential are permitted.

LAND USE SUMMARY

- Downtown has 3 districts (Patio Commons, Entertainment District, Gateway East) that are well-suited for continued commercial development
- Downtown has 3 districts (Verandas, Bricks, Preston Streams) that are more neighborhood-based today
- Preston Streams only allows non-residential along its larger corridors (Pecan, Ash, Malone, Oklahoma)
- Non-residential that could interfere with residential living triggers an SUP in other residential neighborhoods (Bricks, Verandas)

FEEDBACK

- Both P&Z and Council favored the corridor approach, limiting non-residential land uses when within the 3 neighborhoods to just the major corridors
- Both P&Z and Council favored a strict application of the existing SUP language in order to protect neighborhoods



SUP PROCESS

- Reminder – applies when a business wants to locate on the interior of an existing downtown neighborhood
- Public hearing required at both P&Z and City Council
- Legal notifications published and mailed
- Existing language regarding performance impacts (screening, hours of operation, landscaping, etc.) can provide guidance to the applicant and help inform staff recommendation
- P&Z and Council can address remaining concerns by customizing and conditioning the SUP, or also *deny* the SUP application

POLICY CONSIDERATIONS

- Protects neighborhoods
- Provides predictability to what areas require an SUP and what areas are allowed by right
- Allows greater neighborhood input on specific requests
- Encourages applicants to proactively reach out to neighbors for discussion and to answer questions
- Limits interpretation burden on staff

(a) Schedule of Uses

P = Permitted; Blank = Not permitted

Uses	The Bricks	The Verandas	Patio Commons	Entertainment	Preston Streams	Gateway East
*Residential	P	P	P	P	See Notes 7 & 8	P
Retail/ store/ restaurant	P (see Note 8)	P (see Note 8)	P	P	See Notes 7 & 8	P
Office/ medical office	P (see Note 8)	P (see Note 8)	P	P	See Notes 7 & 8	P
Entertainment			P	P	See Note 7 & 8	P
Auto-related						
Heavy industrial/ dirty industrial						
Assisted living/ nursing home						
Pick-up-/ drop-off-heavy uses (ex. K-12 school)						

1. Excessively noxious uses are not permitted Downtown.
2. Since residential uses are permitted in all districts, in all Building Types Downtown, uses shall be compatible with homes in scale, noise level, traffic impacts, parking, smell, cleanliness, and safety/risk.
3. Uses consistent with the Vision of Downtown, either in the District description or in the Downtown Master Plan, shall be permitted even if not expressly listed above.
4. Where uses consistent with the Vision are loud or could otherwise interfere with residential living, potential negative impacts shall be mitigated through screening, limits on outdoor activity, fencing, landscaping, and/or hours of operation through a Specific Use Permit tied to the subject use on the subject property.
5. Large footprint uses (over 20,000 square feet on ground level) shall be multi-story, or locate the use on a mezzanine, and shall have structured parking.
6. Urban agriculture shall be allowed with a storefront/market.
7. Where properties do not front Pecan, Oklahoma, Ash, or Malone only single family residential, two family residential, or three family residential are permitted.
8. When properties are fronting or adjacent to a major corridor on the Corridor Exhibit, an SUP will not be required for non-residential land uses.

TIMELINE

- ~~December CC (2024) - introduction~~
- ~~January P&Z – discussion & direction~~
- ~~February Council – discussion & direction~~
- March P&Z – public hearing
- April Council – public hearing & adoption

RECOMMENDATION

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

Live Draft

(a) Schedule of Uses

P = Permitted; Blank = Not permitted

Uses	The Bricks	The Verandas	Patio Commons	Entertainment	Preston Streams	Gateway East
*Residential	P	P	P	P	See Notes 7 & 8	P
Retail/ store/ restaurant	P (see Note 8)	P (see Note 8)	P	P	See Notes 7 & 8	P
Office/ medical office	P (see Note 8)	P (see Note 8)	P	P	See Notes 7 & 8	P
Entertainment			P	P	See Note 7 & 8	P
Auto-related						
Heavy industrial/ dirty industrial						
Assisted living/ nursing home						
Pick-up-/ drop-off-heavy uses (ex. K-12 school)						

1. Excessively noxious uses are not permitted Downtown.
2. Since residential uses are permitted in all districts, in all Building Types Downtown, uses shall be compatible with homes in scale, noise level, traffic impacts, parking, smell, cleanliness, and safety/risk.
3. Uses consistent with the Vision of Downtown, either in the District description or in the Downtown Master Plan, shall be permitted even if not expressly listed above.
4. Where uses consistent with the Vision are loud or could otherwise interfere with residential living, potential negative impacts shall be mitigated through screening, limits on outdoor activity, fencing, landscaping, and/or hours of operation through a Specific Use Permit tied to the subject use on the subject property.
5. Large footprint uses (over 20,000 square feet on ground level) shall be multi-story, or locate the use on a mezzanine, and shall have structured parking.
6. Urban agriculture shall be allowed with a storefront/market.
7. Where properties do not front Pecan, Oklahoma, Ash, or Malone only single family residential, two family residential, or three family residential are permitted.
8. When properties are fronting or adjacent to a major corridor on the Corridor Exhibit, an SUP will not be required for non-residential land uses.

**Independent living types only (can include age-restricted living as long as residents are independent and can enjoy Downtown's businesses and amenities)*

See attached Addendum.

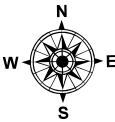
Exhibit
City of Celina

Legend

Major Roadways

Downtown Code

- Entertainment
- Gateway East
- Patio Commons
- Preston Streams
- The Bricks
- The Verandas



0 425 850 Feet

1/7/2025

