



Life Connected.

**PLANNING & ZONING COMMISSION REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, APRIL 17, 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 & Zoning Commission.
 - A. Minutes Approval:
 1. Minutes from the March 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 131 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located at the southeast corner of GA Moore Parkway and Louisiana Drive, within the Extraterritorial Jurisdiction (ETJ). (Willard Tract (Silo Crossing) – PD 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 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)
- 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, MARCH 20, 2025
5:00 PM
MINUTES**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Vice Chair Poche 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:

Vice Chair Bryan Poche
Commissioner Daniel Trigo
Commissioner Michael Dawson
Commissioner Ryan Samuelson
Commissioner Alan Upchurch

Members Absent:

Chair Shawn Bain
Commissioner Jason Laumer

Staff Present:

Executive Director of Development Services, Dusty McAfee
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.

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.

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 February 20th Planning & Zoning Commission meeting. Commissioner Upchurch abstained, as he was not present at the previous meeting. The motion carried 4-0.

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)

Haley Yansky, Senior Planner, presented the staff report.
 Vice Chair Poche opened the public hearing.
 No one came forward to speak, and the public hearing was closed.
 The commissioners discussed the item.
 Commissioner Dawson motioned to approve the item as proposed.
 Commissioner Trigo seconded the motion.
 All were in favor, and the motion was approved.

Upon a motion by Commissioner Dawson and a second by Commissioner Trigo, the Commission voted five (5) for and none (0) opposed to approve the item. The motion carried 5-0.

- 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)

Victoria Kiker, Senior Planner, stated that the applicant requested to table the item.
 Vice Chair Poche opened the public hearing.
 No one came forward to speak, and the public hearing was continued.
 Commissioner Dawson motioned to table the item as proposed.
 Commissioner Upchurch seconded the motion.
 All were in favor, and the motion was tabled.

Upon a motion by Commissioner Dawson and a second by Commissioner Upchurch, the Commission voted five (5) for and none (0) opposed to table the item. The motion carried 5-0.

- 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)

Dusty McAfee, Executive Director, presented the staff report.
 Vice Chair Poche opened the public hearing.
 No one came forward to speak, and the public hearing was closed.
 The commissioners discussed the item.
 Commissioner Upchurch 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 Upchurch and a second by Commissioner Samuelson, the Commission voted five (5) for and none (0) opposed to approve the item. The motion carried 5-0.

V. ADJOURNMENT:

Vice Chair Poche adjourned the meeting at 5:26 p.m.

 Chair

Staff Liaison

Date



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Planning Director
Date: April 17, 2025
Re: Willard Tract (Silo Crossing) - PD Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 131 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located at the southeast corner of GA Moore Parkway and Louisiana Drive, within the Extraterritorial Jurisdiction (ETJ).
(Willard Tract (Silo Crossing) – PD Zoning)

Background Information:

This request is for the zoning of approximately 131 acres, generally located at the southeast corner of GA Moore Parkway and Louisiana Drive, within the City's Extraterritorial Jurisdiction (ETJ). The property is governed with a Development Agreement approved by the City Council in October 2024. The applicant requests to annex and zone the tract as a Planned Development (PD) with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, per the Development Agreement. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

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

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.



LEGACY DR

G A MOORE PKWY





G A MOORE PKWY

LOUISIANA DR (BUS 289)

O'BRIEN DR

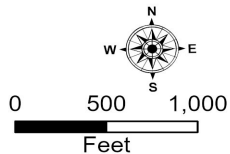
CR 994

Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

Willard Tract Location Map City of Celina

3/17/2025



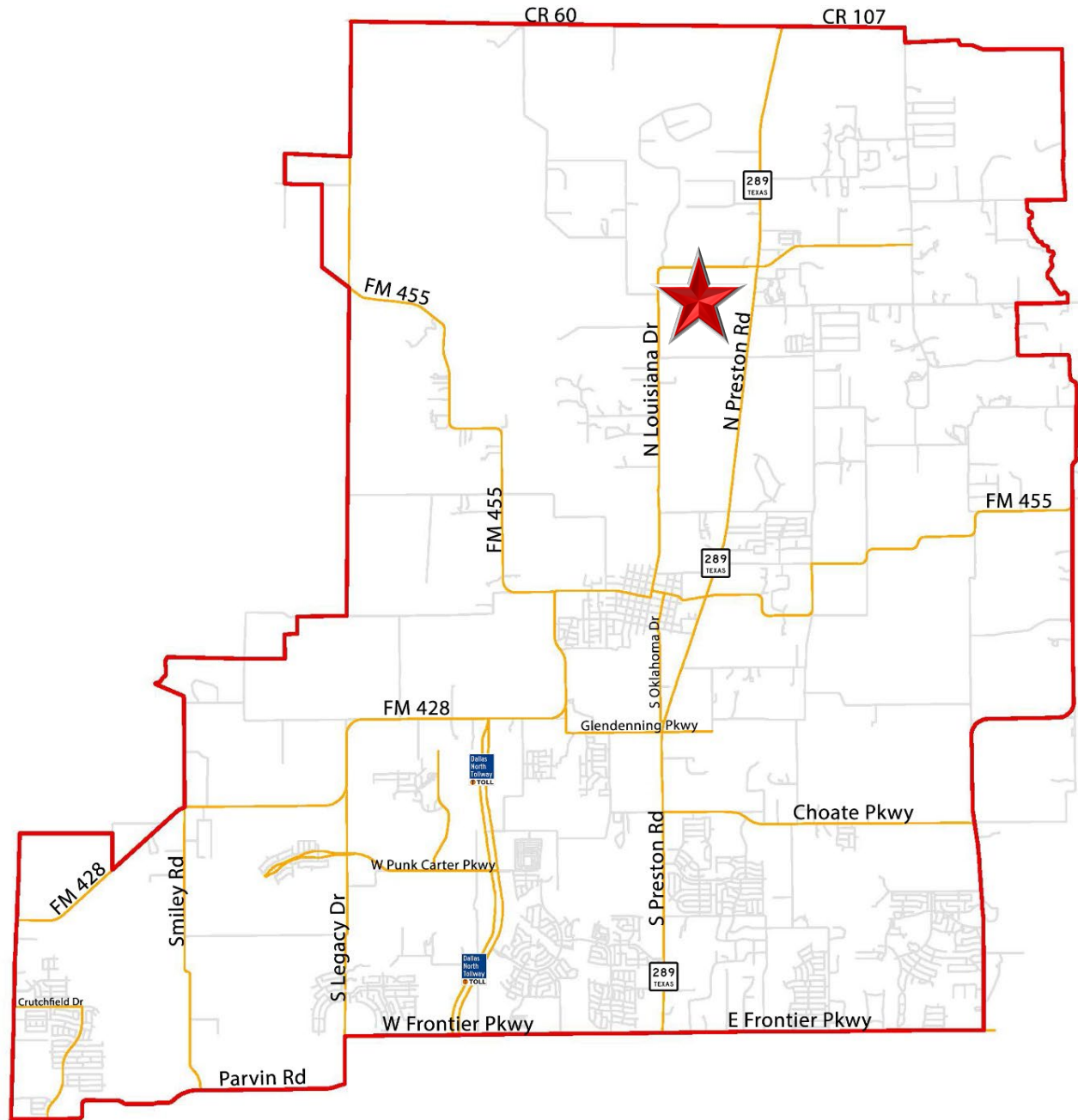
WILLARD TRACT (SILO CROSSING)

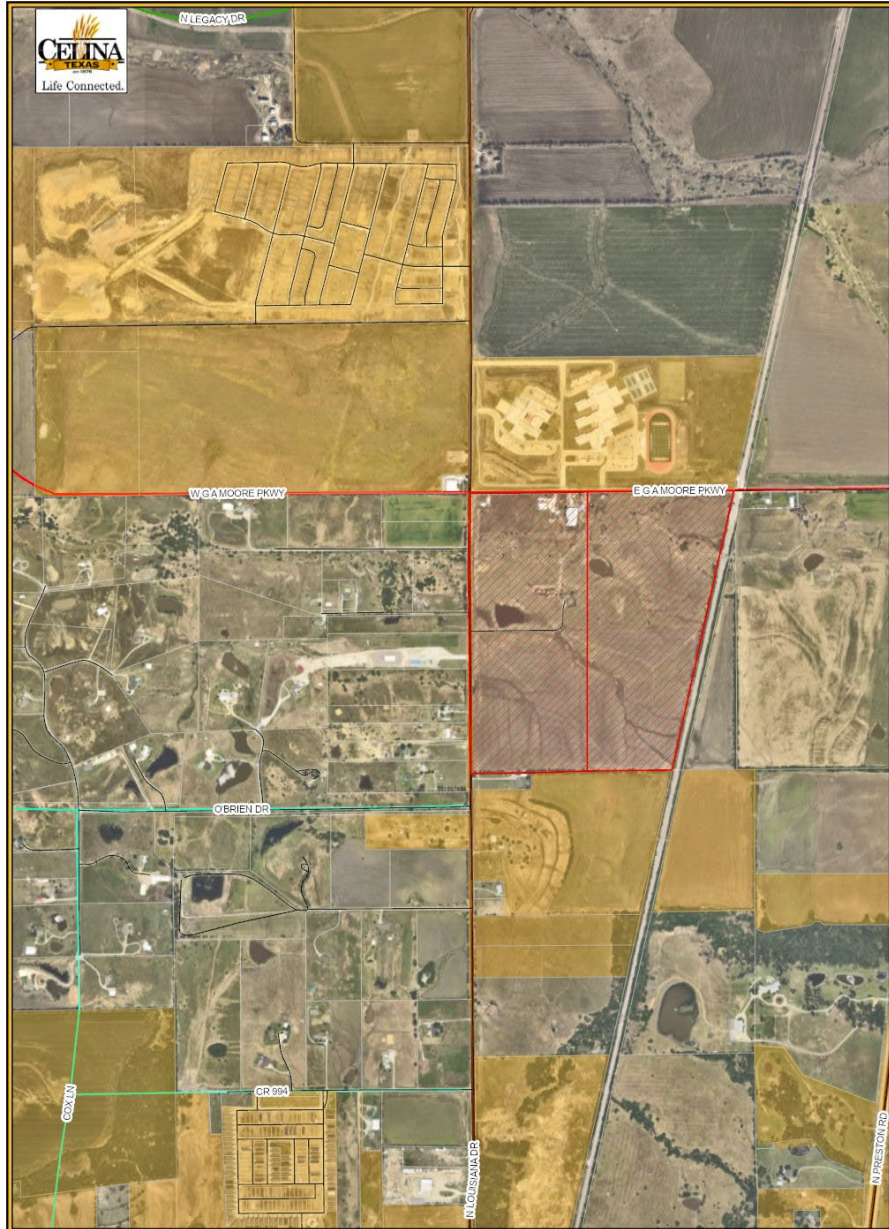
Planned Development

Planning & Zoning Commission

April 17, 2025















LOCATION MAP

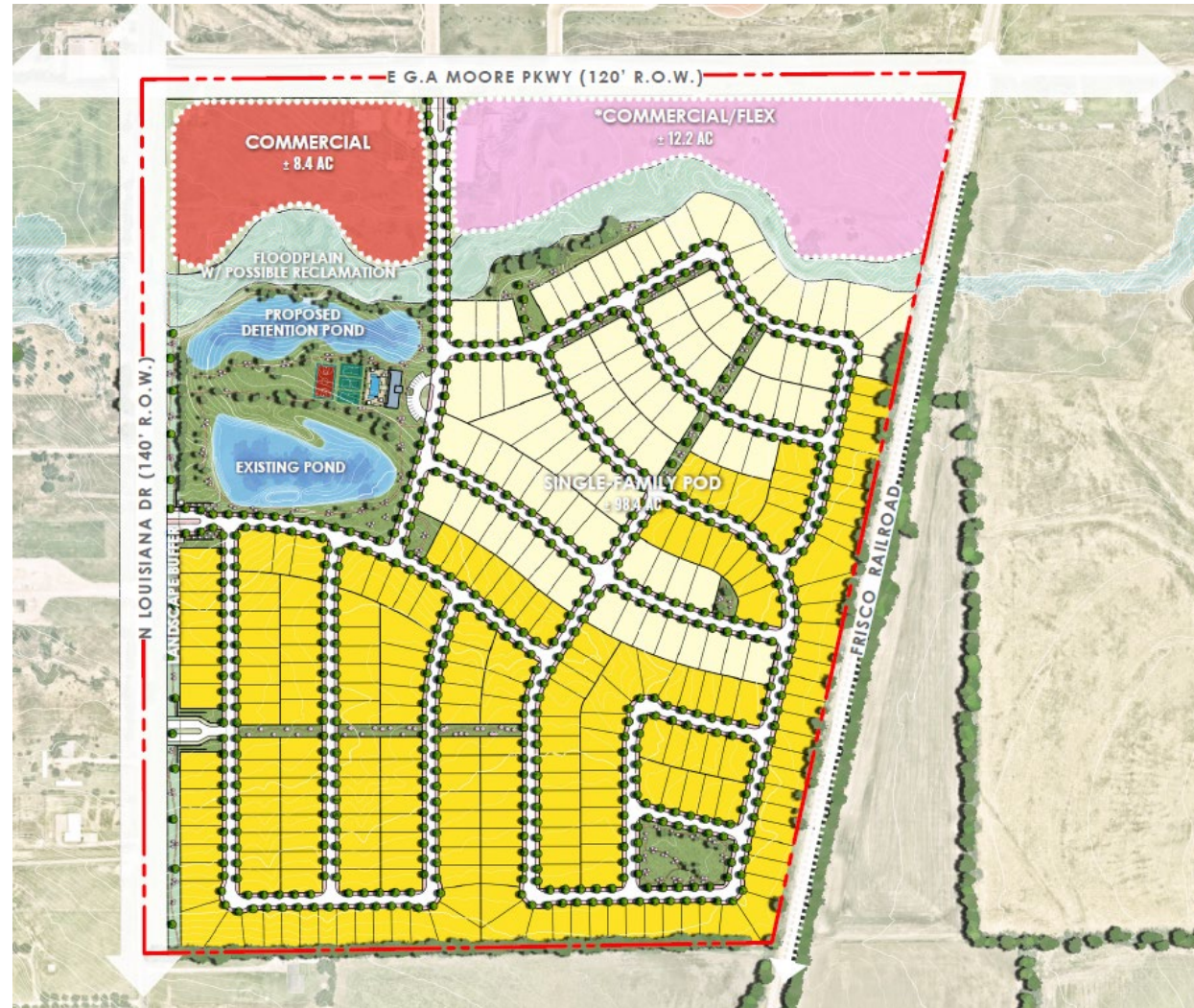
The subject property is generally located at the southeast corner of GA Moore Parkway and Louisiana Drive

BACKGROUND

- The subject property is approximately 131 acres
- The property is currently within the Extraterritorial Jurisdiction (ETJ) with a pre-annexation agreement that expires in 2040
- The applicant is proposing to develop a new single-family neighborhood along with some commercial uses
- A Development Agreement was approved by the City Council in October 2024 that outlines the future annexation and zoning for the property
- The applicant's request is to zone the property to a Planned Development (PD) that conforms to the approved Development Agreement

CONCEPT PLAN

SITE KEY: ± 130.5 ACRES	
SINGLE FAMILY: ± 311 LOTS	
	55' X 120': ± 225 LOTS
	65' X 120': ± 86 LOTS
	OPEN SPACE: ± 20.2 AC (19.7 AC REQ)
	COMMERCIAL: ± 8.4 AC
	COMMERCIAL/FLEX: ± 12.2 AC
	SITE BOUNDARY
	FLOODPLAIN W/ POSSIBLE RECLAMATION: ± 7.0 AC
	OFF-SITE R.O.W. DEDICATION ALONG N. LOUISIANA DR & G.A. MOORE PKWY: ± 7.8 AC



OVERVIEW

- The request is for a Planned Development with a base of Mixed-Use, per the approved Development Agreement
- The following uses are permitted by right
 - Single-family uses with a base of Single-Family Residential Detached District (SF-R), Single-Family Residential Attached District (SF-A), and Commercial, Office, & Retail District (C)
 - The lot sizes will include 55' & 65' (25% minimum) wide lots with no alleys
 - 8 acres reserved for Commercial uses
 - No multi-family uses are proposed

POLICY CONSIDERATIONS

- The request is in conformance with the previously approved Development Agreement
- City standards apply (architecture, landscape, etc.)
- A new neighborhood does not conflict with the City's long-range plans
- The commercial at the corner provides needed neighborhood services

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in May
- 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), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, 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 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. The applicant can use this document accordingly and can move directly to Construction Documents and Final Plat.
2. The lot mix shall be per the table below:

	Smallest Lot Size	Largest Lot Size
Min. Width	55'	65'
Lot % (Min/Max)	N/A	25% Min.
Front-Loaded Garage	Allowed	Allowed

3. The proposed Townhomes shall abide by the Single-Family Residential, Attached District (SF-A), and may be either attached or detached.
4. A minimum of 8 acres shall be reserved for the Commercial at the corner.



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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: April 17, 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:

This request is for a Development Agreement on approximately 40 acres of land to develop a detached Single-Family Residential neighborhood, consisting of 55' and 65' wide lots. The proposed Development Agreement outlines the future annexation and zoning for the property, which is contemplated to be a Planned Development (PD) with a base zoning of Single-Family Residential, Detached District (SF-R). Please refer to the attached documents for further information.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

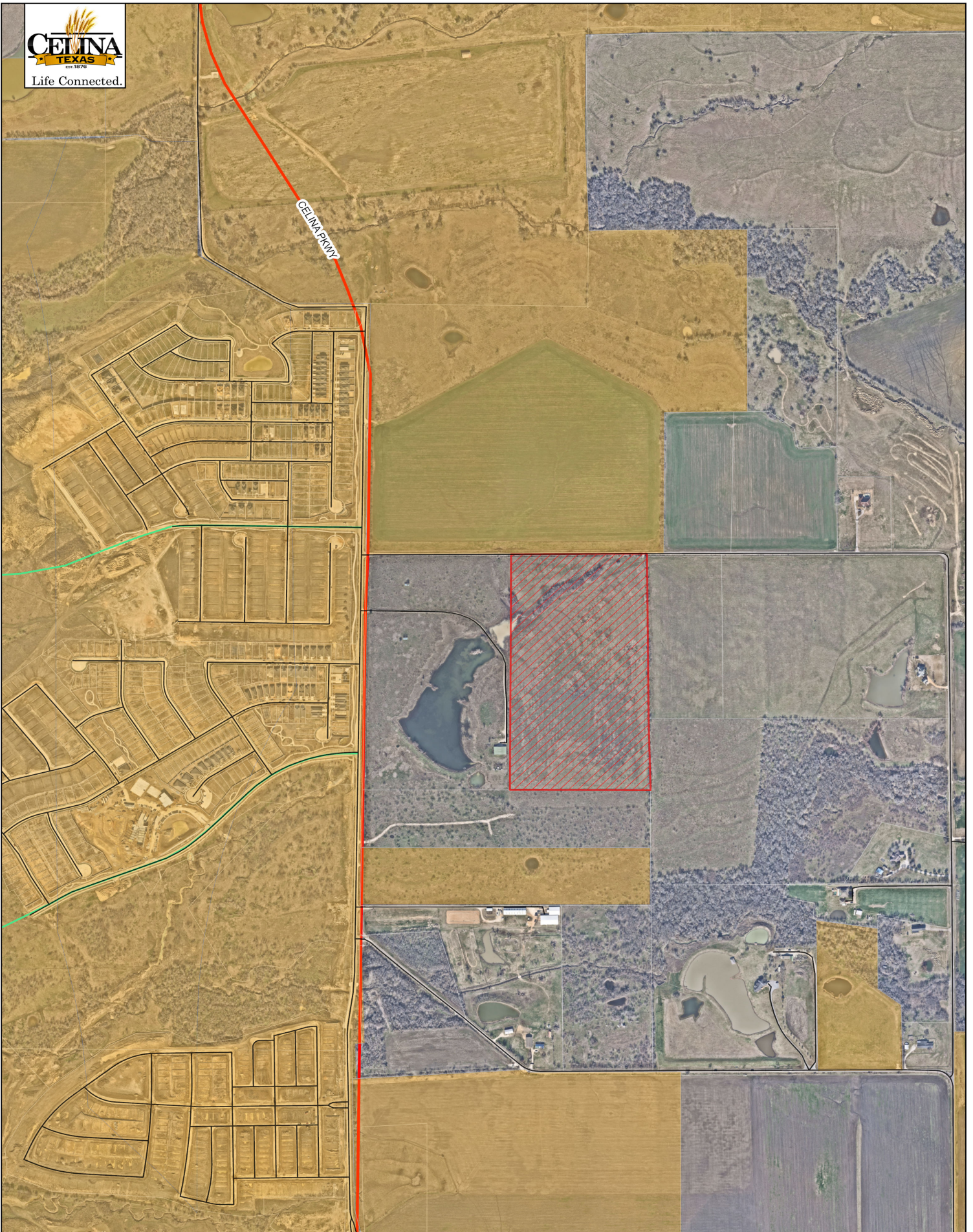
1. Location Map
2. Staff Presentation
3. Draft Development Standards

Financial Consideration:





N/A

Staff Recommendation:

Staff recommends approval as presented.

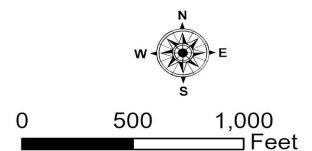


Legend

-  Roads
-  City Limits
-  Parcels
-  Subject Property

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

2/26/2025

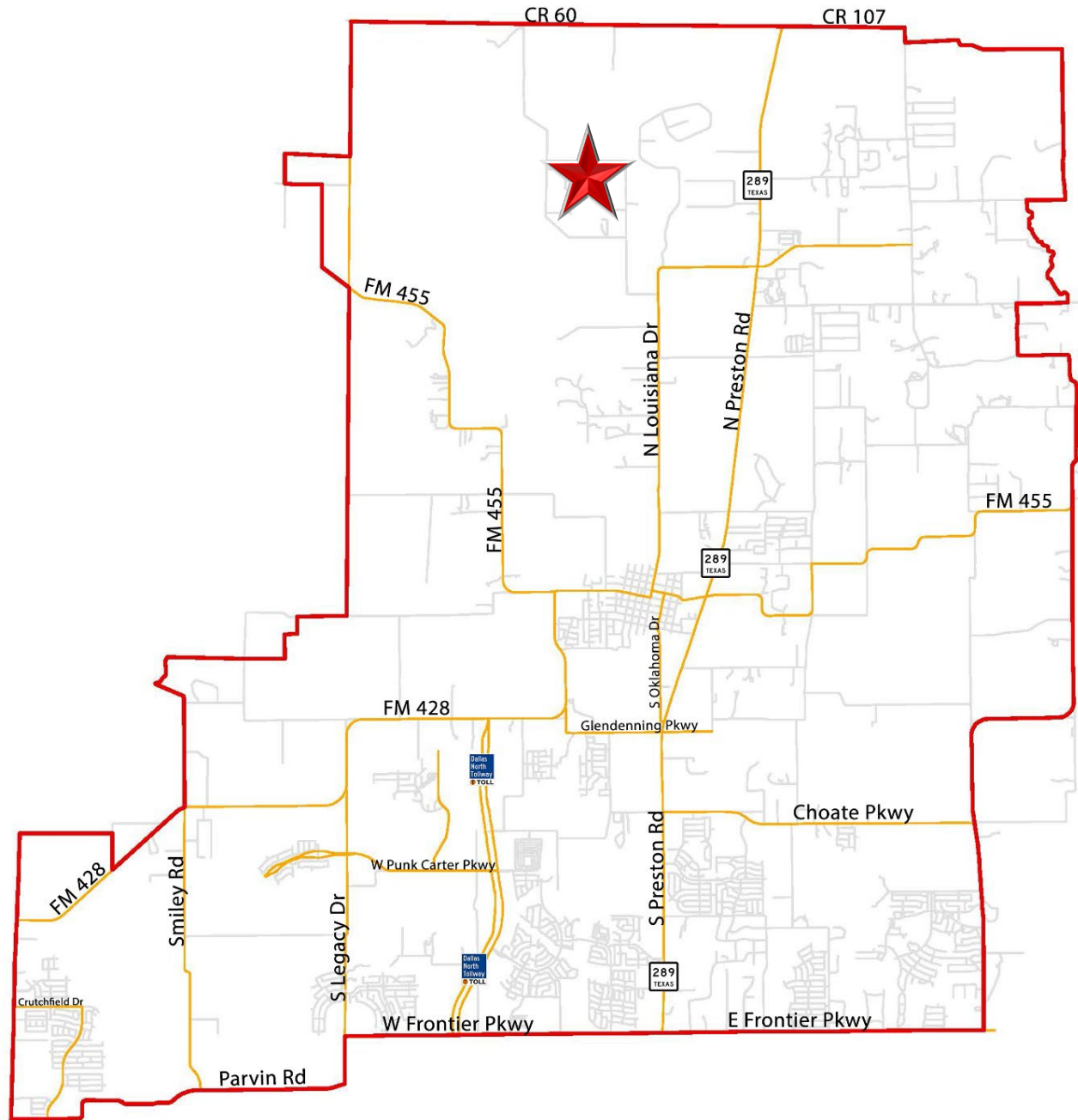


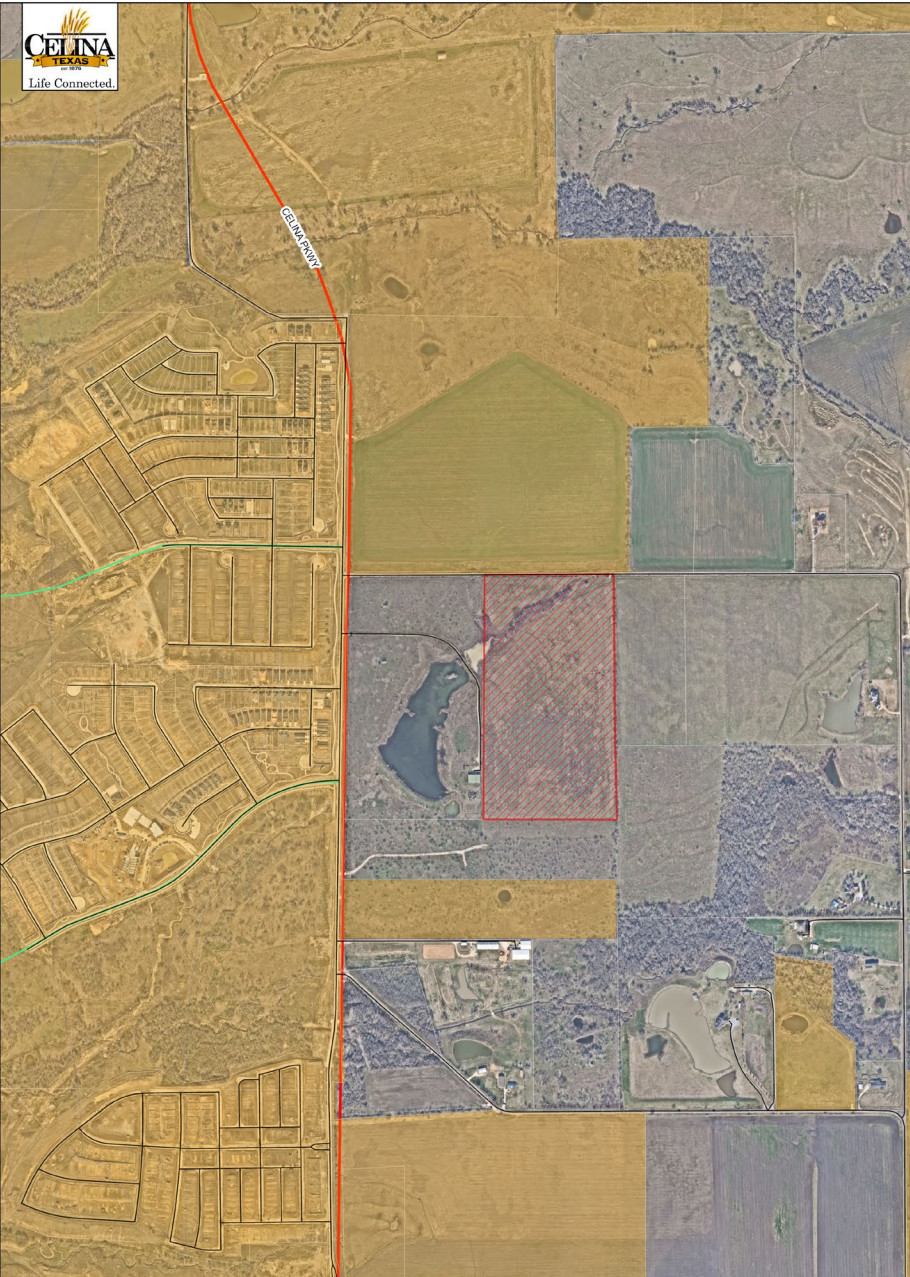
MESA VERDE

Development Agreement

Planning & Zoning Commission
April 17, 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: ± 130 LOTS

 **55' X 120': ± 94 LOTS**

 **65' X 120': ± 36 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:
 - 55' wide lots
 - 65' 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 May
- 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	55'	65'
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 55' and 65' lots:
 - a. Front/rear yards shall total 40' minimum.
 - b. Lot widths measured along the arch of the front of the building line.
 - c. 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: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Planning Director
Date: April 17, 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 70', 80', and 100' wide lots. The proposed Development Agreement outlines the future annexation and zoning for the property, which is contemplated to be a Planned Development (PD) with a base zoning of Single-Family Residential, Detached District (SF-R). Please refer to the attached documents for further information.

This item was previously tabled at the March City Council meeting. The applicant has since met with the adjacent neighbors and modified their plans. Revisions include enlarging the rear building setback of the large lots, increasing the lot depths, having four lot sizes in their development, and restricting the large lots to a 15' accessory structure setback.

Legal Review:

This item has been reviewed by the City Attorney.

Supporting Documents:

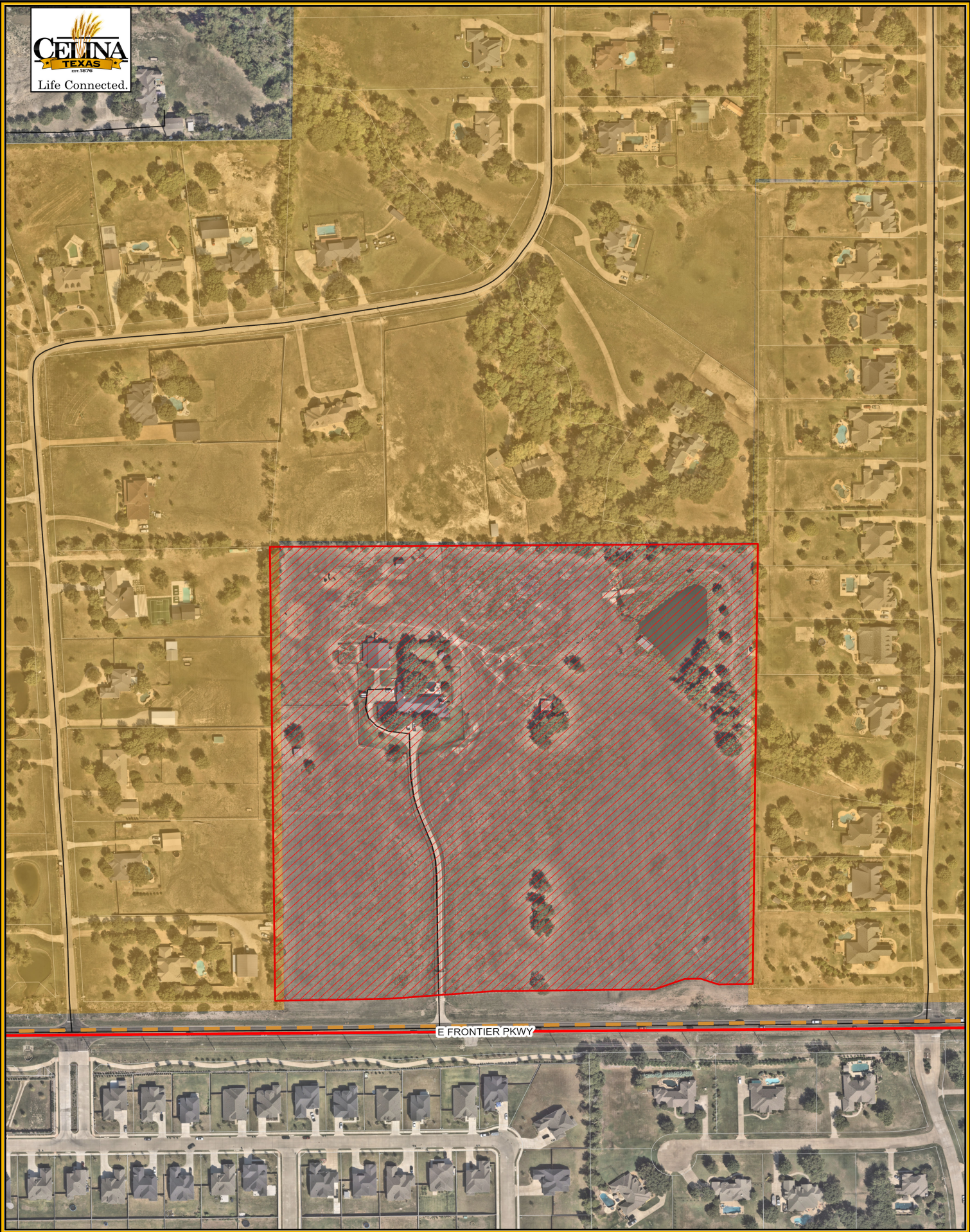
1. Location Map
2. Staff Presentation
3. Draft Development Standards

Financial Consideration:





N/A

Staff Recommendation:

Staff recommends approval as presented.

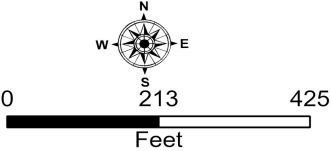


Legend

-  Parcels
-  Roads
-  City Limits
-  Subject Property

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

11/21/2024

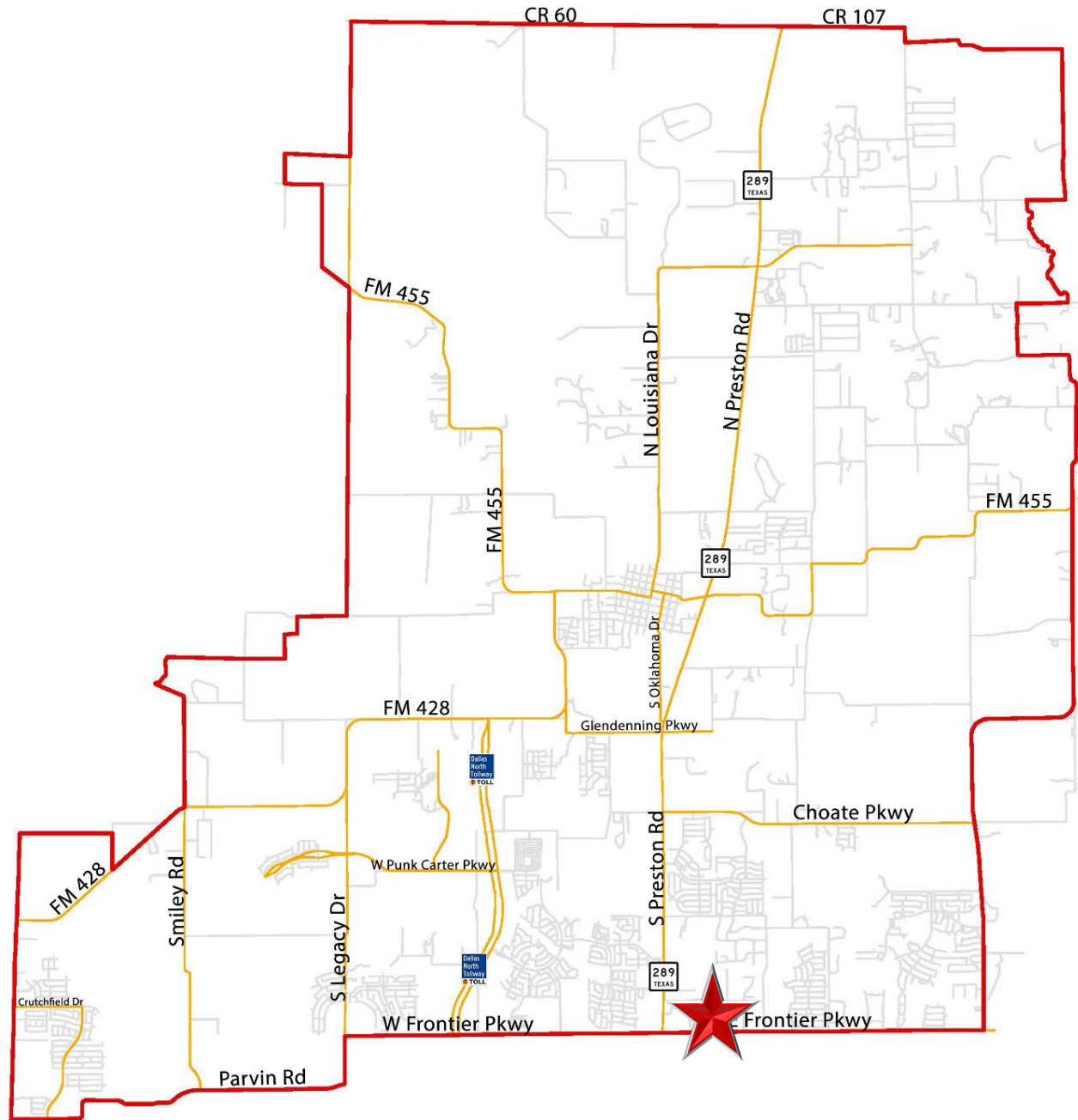


MILLEN TRACT

Development Agreement

Planning & Zoning Commission
April 17, 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

OVERVIEW

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

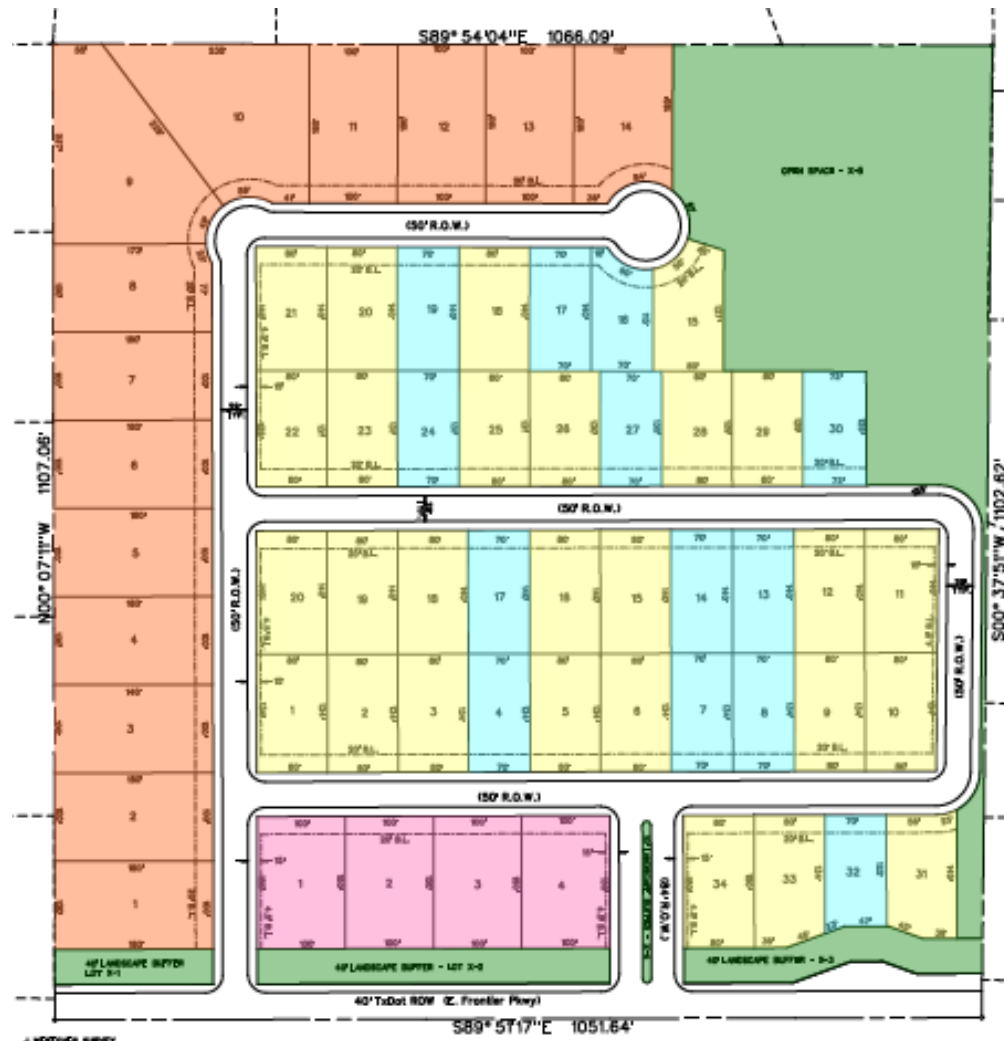
TIMELINE

- Received 2-2 vote from P&Z in February
- Tabled by Council in March
- Neighborhood meeting on 3-27
- P&Z 4-17-25
- Council 5-13-25

NEW REVISIONS

- Enlarged building setback from 30' to 60'
- Increased lot depth from 150' to 180'
- 4 lot sizes in land plan
- Accessory Structure setback of 15'

CONCEPT PLAN



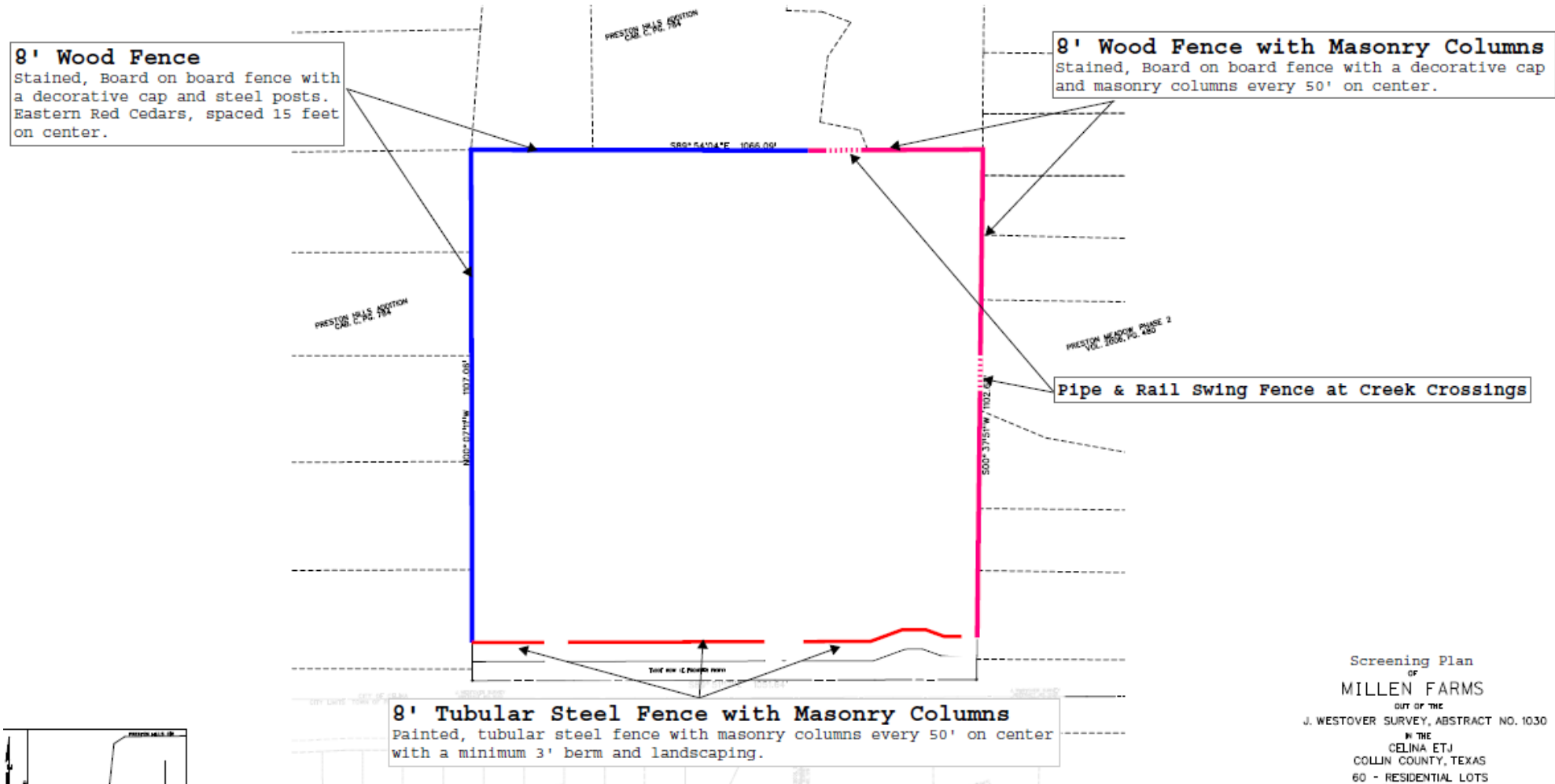
58 Total Lots

- 14 Lots 100' x 180' min. (Type A)
- 4 Lots 100' x 150' min. (Type B)
- 27 Lots 80' x 125' min. (Type C)
- 13 Lots 70' x 125' min. (Type D)
- Open Space

OPEN SPACE PLAN



SCREENING PLAN



Screening Plan
of
MILLEN FARMS
OUT OF THE
J. WESTOVER SURVEY, ABSTRACT NO. 1030
IN THE
CELINA ETJ
COLLIN COUNTY, TEXAS
60 - RESIDENTIAL LOTS

ELEVATIONS



ELEVATIONS



ELEVATIONS



POLICY CONSIDERATIONS

- The DA brings an additional 26 acres into the City Limits, allowing City standards to apply instead of County regulations
- No PID is associated with this development
- 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
- Several neighboring property owners have consistently voiced discontent with the property developing

NEIGHBORHOOD MEETING

The following feedback was received at the 3-27 neighborhood meeting held in the Chamber (5 residents):

- Believed that the revised plan was still “too small”
- Felt that discussion of possible County-regulated development options were “fear tactics”
- Inquired about adding masonry walls along the perimeter
- Applicant indicated that the project could not pencil with any additional concessions

ENTITLEMENT HISTORY

The following projects have been discussed on the subject property over the 5-8 years:

- 2019: pre-annexation agreement signed
- Multiple-story multi-family: staff advised to discontinue efforts
- Horizontal multi-family: staff advised to meet with neighbors
- Single-family neighborhood with 50s & 60s: request withdrawn
- Larger lots with single family homes: current proposal

STAFF RECOMMENDATION

Staff recommends approval, as presented, based upon the following:

- Conformance with long-range plans
- Absence of financial incentive
- Only along the DNT, CCOL, Preston, and commercial corners would big homes on big lots not be supported
- Applicant revised plans based upon community input and Council direction
- Staff concurs that additional concessions are unlikely to pencil

RECOMMENDATION

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

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.

	Lot Type			
	Type A	Type B	Type C	Type D
Min. Width	100'	100'	80'	70'
Min. Depth ²	180'	150'	125'	125'
Min. Lot Area	18,000 sf	14,000 sf	10,000 sf	8,000 sf
Min. Front yard setback	20'	20'	20'	20'
Min. Rear yard setback ^{3&4}	60'	30'	20'	20'
Min. Side yard setback	5'	5'	5'	5'
Min. Side yard setback on Corner	15'	15'	15'	15'
Min. Floor area	3,500 sf	3,500 sf	3,000 sf	3,000 sf
Lot % (Min/Max)	25% Min.		75% Max.	

1. The lots along the perimeter of the property along the existing single-family estate neighborhood shall be Type A lots.
 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. Type A lots shall have a 15' rear no build line that includes accessory structures.
 5. 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. Additionally, where adjacent to single-family estates lots, Eastern Red Cedars, spaced at 15 feet on center, shall be provided.
 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.