



Life Connected.

AGENDA
PLANNING & ZONING COMMISSION REGULAR
MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, MARCH 26, 2026
5:00 PM

- 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. OPEN FORUM:**
Open Forum is for information only. If you wish to speak, please sign one of the “Speaker Cards” and present to the Staff Liaison prior to the beginning of the meeting. **Speakers are limited to three (3) minutes.** No action can be taken. No charges and/or complaints will be heard against any elected official or employee of the city that are prohibited by law.
- *Please note*** Anyone wishing to furnish copies/handouts regarding their item of interest must provide seven (7) copies and present them to the Staff Liaison for distribution.
- III. 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. City Secretary’s Office Update on Swagit Videos
Reconvene to the Council Chambers.
- IV. PRESENTATIONS:**
- A. Discussion regarding the Screening Ordinance update
- V. 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 19, 2026, Planning & Zoning Commission meeting.
- VI. PUBLIC HEARING/ACTION:**
- A. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for an Auto, Gas Pumps/Fuel use on approximately 2 acres; generally located at the northeast corner of Frontier Parkway and Preston Road, within the City Limits. (Murphy USA – Specific Use Permit)
- B. Conduct a public hearing to consider and act upon a request to zone approximately 8 acres to a Planned Development (PD) with Commercial, Office, and Retail District (C) base zoning, and modified development standards; generally located west of FM 455 (future Legacy Drive) and approximately 650 feet north of future O’Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Yellow Door Storage – PD Zoning)

- C. Conduct a public hearing to consider and act upon a request to amend an approximate 28 acre portion of Planned Development (PD) No. 122 with modified development standards; generally located at the southwest corner of Louisiana Drive and future J Fred Smith Parkway, within the City Limits. (Uptown Commerce Center – PD Amendment)
- D. Conduct a public hearing to consider and act upon a request for an amendment to Ordinance 2025-02 amending the City's Master Thoroughfare Plan and Map for a portion of Clear Creek Parkway and a portion of Florida Drive. (Master Thoroughfare Plan Amendment)

VII. ADJOURNMENT:

“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 three (3) business days prior to the scheduled time of said meeting.”

Staff Liaison

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.



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Melissa Kleineck, Long Range Planning Manager
CC: Madhuri Mohan, Assistant Director of Development Services
Date: March 26, 2026
Re: Discussion regarding the Screening Ordinance update

Action Requested:

Discussion regarding the Screening Ordinance update

Background Information:

Maintenance of existing ordinances is considered routine in order to maintain a healthy and functional regulatory framework. The screening wall and fence standards were adopted with the 2019 rewrite of the Zoning Ordinance. The proposed revisions will simplify and consolidate standards. Please refer to the attachments for additional information.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation
2. Draft Zoning Ordinance
3. Draft Zoning Ordinance - Redline

Financial Consideration:

N/A

Staff Recommendation:

N/A



Screening Walls & Fences

Ordinance Update

Planning & Zoning Commission

March 26, 2026

BACKGROUND

- Maintenance of existing ordinances is considered routine in order to maintain a healthy and functional regulatory framework
- Cleaner ordinance language saves time in permitting
- Screening wall and fence standards were adopted with the 2019 rewrite of the Zoning Ordinance
- Intended to ensure the screening of non-residential development and service equipment from roadways, open space corridors, and residential properties to enhance property values and quality of life

TIMELINE



SCREENING OVERVIEW

- Screening walls are required to be masonry and 8-feet tall
- Screening is required in the following situations:
 - Screening single-family residential from non-residential and multifamily development.
 - Screening of single-family developments from adjacent thoroughfares
 - Screening of waste and recycling collection areas and all other service related equipment
 - Screening of mechanical, plumbing, and electrical equipment.
 - Screening of loading docks, ramps, and spaces.
 - Screening of above-ground mechanical equipment at utility substations and tower facilities.
- Screening walls are required to have columns, decorative cap, lintels, and soldier courses

FENCES OVERVIEW

- Residential lots typically utilize wooden fences
- The smooth side of the fence shall face outward, so that the posts are internal
- Metal posts are required
- Open fencing is required along open space and flood plains

PROPOSED REVISIONS

- The redline of proposed changes is in the packet
- Clarified internal policy where possible to improve customer service and understanding
- Eliminated platitude-type language that did not add value or could not be enforced
- Simplified and consolidated standards
- Clarified applicability, height, and material requirements
- Clarified wall maintenance easements, the use of pre-cast walls, and shared boundary situations

TIMELINE





Thank You!

ARTICLE IV – SITE DEVELOPMENT STANDARDS

PART THREE, SCREENING WALLS & FENCES

Section 14.04.301 Screening, Generally.

- (a) **Purpose & Intent.** The intent of this section is to ensure the screening of non-residential development and service equipment from roadways, open space corridors, and residential properties. Additionally, the intent is to ensure that installations on private residential property do not negatively impact the aesthetics of the community.
- (b) **General Specifications.**
- (1) The requirements set forth herein shall apply to all new development and any expansion of an existing building or area of over thirty percent (30%).
 - (2) Engineered concrete foundations with piers are required. Spacing, depth, and dimensions of the piers shall be determined by a licensed professional engineer based on the *Engineering Design Standards*. All walls four (4) feet in height or greater must be designed and sealed by a professional engineer licensed in Texas. Record drawings (i.e. “as built”) certified by a professional engineer shall be submitted to the City of Celina upon completion of construction.
 - (3) Under certain circumstances, retaining walls of sufficient height may be considered as satisfying the masonry screening wall requirement, as a Minor Modification.
 - (4) Walls shall be equally finished on all sides and constructed in one style using consistent materials. In all instances, concrete risers taller than six (6) inches require masonry cladding.
 - (5) Contractors shall verify the location of all existing utilities prior to excavation and construction.
 - (6) No screening wall or fence shall be erected on public right-of-way or in visibility easements.
 - (7) When a project’s design proposes a retaining wall, the retaining wall shall be placed along the property line and be engineered to accommodate the ultimate screening device for the shared boundary.
 - (8) When a residential fence exists at the time of commercial development, the required masonry screening wall shall replace the residential fence. In no case shall a fence or wall be placed parallel to and in the immediate vicinity of an existing fence or wall creating a close back-to-back fence arrangement or creating a gap between fences or walls.
 - (9) Staff may apply a Minor Modification to boundary situations when legal or valid constructability issues exist, as determined by staff, including imposing conditions upon such relief.
- (c) **Applicability**
- (1) Screening is required in the following situations:
 - i. Screening single-family residential from non-residential and multifamily development.
 - ii. Screening of single-family developments from adjacent rights-of-way, as shown on the Master Thoroughfare Plan and in conformance with the Neighborhood Vision Book.
 - iii. Screening of waste and recycling collection areas, including non-residential polycarts and all other service related equipment .
 - iv. Screening of mechanical, plumbing, and electrical equipment.
 - v. Screening of loading docks, ramps, and spaces.
 - vi. Screening of above ground mechanical equipment at utility substations and tower facilities.
- (d) **Height of Screening Walls.** Screening walls shall have the minimum and maximum heights in the circumstances given below.
- (1) Screening walls shall be a minimum eight (8) feet tall.
 - (2) Screening for electric substations, sewer pump stations, communication towers, and any other free-standing utility facility shall be scaled according to the height, size, scope, and area of the proposed facility, and shall be generally between eight (8) and twelve (12) feet.
 - (3) Screening using living plant materials, either with or without an accompanying metal fence, shall be a minimum of six (6) feet tall at the time of planting.
- (e) **Materials.**

- (1) Materials allowed by right for screening purposes.
 - i. Stone, rock, or brick.
- (2) Materials allowed in certain circumstances. In unique circumstances, the following materials may be utilized for screening purposes, subject to discretionary review and approval by the Director, as long as there is no adverse impact on surrounding property, the spirit and intent of this Chapter is maintained, and a financial hardship is not the sole justification for the use of the reduced screening standard. The Director may require a combination of the following screening options to meet the intent of the Ordinance.
 - i. Decorative iron or wrought iron screening walls with masonry columns.
 - ii. Industrial grade aluminum or steel fencing (e.g. DesignMaster Fencing® or comparable product).
 - iii. Living screens that may include earthen berms.
 - iv. Split-face concrete masonry units (CMU).
 - v. Pre-cast concrete wall (generally for industrial or infrastructure projects).
 - vi. Cedar board-on-board wooden fence with decorative caps and masonry columns.
- (3) Materials prohibited for screening purposes:
 - i. Chain link.
 - ii. Electrified fencing.
 - iii. Barbed wire, except as permitted on undeveloped land and for containment of livestock. Any existing barbed wire shall be removed at time of development.
 - iv. Plain wooden fences.
 - v. Surface painted or coated concrete.
 - vi. Concertina wire.
 - vii. Corrugated metal.
 - viii. Fiberglass panels.
- (4) Specifications for masonry screening walls are as follows:
 - i. A decorative masonry column shall be placed at each corner or transition and evenly spaced on each fence façade, not to exceed every eighty (80) feet.
 - ii. Lintels, bottom row soldier courses with concrete mow strip, and a decorative cap are to be applied to all masonry walls.
 - iii. Openings along the bottom of the screening wall shall only be wide enough to allow for proper drainage as determined by the *Engineering Design Standards*.
- (5) Specifications for pre-cast concrete screening walls are as follows:
 - i. Walls shall have a maximum column spacing of fourteen (14) feet, unless otherwise approved by the Director.
 - ii. Panels must be a minimum of four (4) inches in thickness with a decorative pattern and color on both sides and be made of a minimum of 4,000 psi concrete.

(f) **Ownership & Maintenance.**

- (1) Maintenance easement. A minimum three (3) foot wide wall maintenance easement (WME) shall be provided to the City at time of platting where screening walls are forecast or required along the property line. The plat shall dedicate the WME to the City and the applicable HOA or commercial property owner, with the right to access and maintain the easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining the screening wall. As set forth in the WME and plat, the HOA or commercial property owner shall have the obligation to perform and the City will have the right, but not the obligation, to perform. Dedication language for such plat is available in the City's plat checklist on the City's official website.
- (2) Ownership & maintenance: Required screening walls shall be owned by the applicable HOA or commercial property owner. All screening walls shall be maintained in a state of good repair and functional condition at all times, in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the WME, except that landscape improvements may be installed, if approved by the City. Any repairs or replacement shall match the existing adjacent sections.
- (3) If the HOA or commercial property owner fails to maintain any screening wall to the City's standard, the

City or their representative, at their discretion, shall have the authority to cause the repair and/or replacement of such wall at the expense of the owner of the screening wall.

Section 14.04.302 Screening, Residential Subdivision Walls.

- (1) Perimeter walls required with residential subdivisions. Subdivision perimeter screening walls must be constructed by the developer with each phase of the subdivision infrastructure adjacent to rights-of-way sixty (60) feet or greater. Perimeter landscaping, irrigation, and associated sidewalks are required.
- (2) Cul-de-sac and U-shaped adjacency. If a u-shaped, single-loaded street or the bulb of the cul-de-sac abuts a roadway sixty (60) feet or greater, the screening across the landscaped area adjacent to the cul-de-sac bulb may be a living screen in conjunction with an open fence (such as decorative metal or wrought iron) with solid masonry columns in keeping with the associated solid masonry screening perimeter walls required elsewhere along the perimeter. U-shaped streets and cul-de-sacs that open to the landscape buffer do not require a screen wall or screen fence, but do require pedestrian connectivity to the external sidewalk.
- (3) Materials exceptions. Staff may consider a Minor Modification to allow the use of wrought iron or decorative metal, not in excess of fifty percent (50%) of the subdivision perimeter wall, in conjunction with berms and landscaping, if deemed appropriate.
- (4) Perimeter wall extension required. When a perimeter fence is provided at the outer boundaries of a residential subdivision, the termination of a given side of the fence shall not occur in the middle of the adjacent property but extend to the property line of the last platted lot that has partial adjacency with the perimeter fence. An easement may be required by separate instrument in order to construct the portion of the wall on the adjacent property.
- (5) Entrance wrapping. Masonry walls shall wrap around the side of entry lots at entrances, so that the side yard fence of the first lot is a masonry wall.
- (6) Green Belts. Where collectors or arterials are adjacent to floodplains or large expanses of open space, no perimeter screening device is required.
- (7) Timing. The owner or developer of a residential property adjacent to an undeveloped property zoned non-residential or multi-family shall be responsible for and shall build the required masonry wall to provide screening between the two (2) properties at the time of infrastructure development, prior to any vertical development on the site, unless the non-residential property develops first, in which case the owner or developer of the non-residential property shall construct the wall.
- (8) Individual fences exempt. Individual single-family lots built in a subdivision without a perimeter wall are exempt from the requirement to install the masonry wall. In lieu, an eight (8) foot high cedar board-on-board wooden fence with a decorative cap (and columns where appropriate) may be utilized.
- (9) Neighborhood Vision Book. Projects shall screen in accordance with standards found within the Neighborhood Vision Book, and as may be amended.

Section 14.04.303 Screening, Multi-Family & Non-Residential

- (1) Non-residential uses (including multi-family) adjacent to single family zoning districts or uses. A solid masonry screening wall is required.
- (2) Non-residential uses (including multi-family) adjacent to other similar non-residential zoning districts or uses. No screening walls or gates are required nor shall they be provided; however, Staff may consider an exception for security fencing for projects such as storage or industrial land uses. Cross access shall be provided.
- (3) Mixed use developments. With Director approval, mixed use developments may be exempt from internal screening between disparate land uses if the project is seamlessly integrated in a cohesive Life Connected manner, so that residential fronts and engages the commercial property.

Section 14.04.304 Screening Requirements for Specific Situations.

(a) ***Mechanical, Plumbing, & Electrical Equipment.***

- (1) Exposed conduits, ladders, exhaust valves, utility boxes, roof-line flashing, and drain spouts shall be an

earthen-tone color matching the primary building

- (2) Outside equipment, coolers, kiosks, vending, and/or other similar mechanical items shall be screened or clad with a Category A masonry finishing material matching the primary building.
- (3) All new utilities, including any aerial lines, shall be underground.
- (4) Roof mounted equipment shall be screened from view using parapet walls. Alternate screening devices may be considered by the Director for larger projects. All screening devices shall be an earthen-tone color matching the primary building. The rear of parapet walls shall be equally finished, an earthen-tone color that matches the primary building, and not have exposed framing visible.

(b) **Loading Docks, Ramps, & Spaces.**

- (1) Loading docks, ramps, structures, and loading spaces shall be screened from view.
- (2) Screening shall be by masonry wing walls matching the color and building materials of the primary structure.
- (3) Screening walls shall be of adequate height to screen loading vehicles and the scope of the operation and activity.

(c) **Waste & Recycle Collection Areas (Dumpster Screening).**

- (1) Waste disposal collection areas, including non-residential polycarts and all other service related equipment, shall be provided and screened from public view with an eight (8) foot tall Category A masonry wall in a material that is consistent with the primary building. Masonry walls shall be earthen tone and unpainted. Any wall topping shall not be metal.
- (2) Dumpster enclosures shall incorporate on the open, fourth side an eight (8) foot tall solid metal gate that is earthen-tone in color (wooden gates and chain-link with slats are prohibited) to visually screen the dumpster or compactor, which shall remain shut at all times other than when being actively accessed.
- (3) Dumpster enclosures shall be located behind the front building line, and the service gate shall not directly face a public street or any residentially zoned property, when highly visible. Where this standard is not feasible, the standards may be varied through a Minor Modification. Staff is the final approval authority on the location of all dumpsters.
- (4) Single dumpster enclosures shall be a minimum of twelve (12) feet wide and fourteen (14) feet deep. Pads to accommodate two dumpsters or recycling shall be a minimum of twenty-five (25) feet wide and fourteen (14) feet deep.
- (5) New commercial development, including multifamily, shall provide space for a minimum of two (2) dumpsters screened with masonry enclosures with the extra dumpster being for recycling containers.
- (6) Dumpsters shall be provided at a ratio of two (2) per every 10,000 square feet, generally.
- (7) Dumpster enclosures shall be located to provide a minimum of forty (40) feet of clear backing. However, any area designated for backing shall not exceed eighty (80) feet.
- (8) Projects with multiple dumpster locations shall synchronize orientations to optimize servicing.

(d) **Utility Substations & Tower Facilities.** For electric substations, sewer pump stations, or any other free-standing utility facility, the above ground mechanical equipment shall be screened to mitigate its negative visual impact and safely secure the site. The screening device shall be scaled accordingly to the height, size, scope, and area of the proposed facility, subject to discretionary review and approval by the Director. Generally, masonry screening walls are required with decorative metal in limited application for visibility, ventilation, and access points. Larger facilities shall also provide large evergreen screening trees every twenty (20) feet on center. Concrete vehicle access shall be provided, in addition to associated easements necessary for development. Any associated utilities shall be buried, with the exception of regional transmission lines.

(e) **Government Facilities.** Valid government related facilities, including sports facilities may build fences or screening walls to industry standard and utilize alternate materials and methods consistent with the goals and intent of this section, with Director approval.

(f) **Buildings that include Bay Doors.**

- (1) Bay doors shall not be parallel to or facing any public right-of-way when directly adjacent to the right-of-way, except for buildings with three (3) or fewer bay doors.

- (2) Overhead doors shall be neutral or earthen tone colors.
- (g) **Open Storage**. All allowed open storage of materials, equipment, or commodities shall be screened in accordance with Section 14.03.301(h), *Open Storage – Permanent or Ongoing* of the zoning ordinance.

Section 14.04.305 Residential Fences.

(a) General Requirements

- (1) It shall be unlawful for any person to construct or repair a fence not in compliance with the regulations contained herein.
- (2) All fence construction, alterations, additions, or repair require a permit. Repairs not involving posts or not in excess of fifty percent (50%) of any one run, such as replacing pickets or customary maintenance, may be completed without a permit with materials matching the existing fence. If the cumulative effect of a series of repairs over a twelve (12) month period exceeds fifty percent (50%) of any one run or involves post installation, a permit is required.
- (3) Permit fees shall apply as shown on the Master Fee Chart of the City.
- (4) All fence contractors are required to be registered with the City. The City may revoke the registration of a contractor who fails to obtain a lawful permit per this section.
- (5) Adequate plans and specifications, which may include a plot plan showing exact materials, easements, location, height, dimensions from property lines, sidewalks, curbs, and location of gates, as determined by the Building Official, must accompany a completed application form.
- (6) Once complete, a final inspection is required and must be scheduled by the contractor.

(b) Regulations

- (1) Maximum height of residential fences. Fences shall not be greater than eight (8) feet in height, excluding an allowance for ground clearance and decorative caps.
- (2) Materials allowed. No fence material shall be used to construct a fence except for those listed and regulated in this Chapter. Generally, residential fences should only be wooden or black tubular steel (powder coated ornamental iron). Non-injurious alternative materials may be considered for Downtown as a Minor Modification.
- (3) Estate residential, agricultural, or larger properties may utilize alternative materials consistent with the development pattern of the surrounding area.
- (4) Materials prohibited. Barbed wire, electric, and other injurious fence material is prohibited in the City, unless the property is an agricultural district over one (1) acre in size, legitimately needed for agricultural purposes, or otherwise approved by the Director.
- (5) Smooth Side Out. The smooth side of the fence shall face outward, so that the posts are internal.
- (6) Fences that back or side to other residences. Fences that back or side to another residence may have either side of the fence face the interior of the lot.
- (7) Fences located on corner lots. On all corner lots, retaining walls and fences shall not be closer than fifteen (15) feet from the face of any curb, unless otherwise approved by the Director.
- (8) Fences facing rights-of-way (on back, side, or corners). All fences installed on side yards of corner lots and reverse corner lots or backing to a right-of-way shall be cedar, board-on-board, with a decorative cap so that a finished fence side faces the street. Alleys are not required to have enhanced fencing, but must have the smooth side out.
- (9) Key Lots. On reverse corner lots, side yard fences shall either adhere to the adjacent property's front build line or be open ornamental.
- (10) ~~Side Yard Returns. Side yard returns shall not be installed between the front plane of the house and the street. On corner lots, the fence return setback shall be 10 feet.~~ Fence Returns. Fence returns that face the primary street shall be set back from the front facade a minimum of five (5) feet. On corner lots, the fence return setback shall be increased to 10 feet.
- (11) Estate Lots. Estate properties greater than one (1) acre in size may install decorative driveway entrances.
- (12) Fences located between houses that face the street. The portion of fence that is parallel to the street and perpendicular to the fence along the side yard must be constructed of cedar, board-on-board, with a decorative cap so that a finished fence side faces the street.

- (13) Fences in front yards. Fences and walls are only allowed in front yards up to thirty-six (36) inches in height and must be either: split-rail, wrought iron, picket fence, or decorative masonry wall. Lots over one (1) acre in size are exempt from this regulation, subject to review and approval by the Director. All front yard fences should generally be fifty percent (50%) open, except for walls when allowed.
- (14) Public rights-of way, easements. No fence shall be installed on public right-of-way, within sight-visibility triangles, or within any drainage easement, unless otherwise authorized by the Director.
- (15) Within property lines. Fences shall be installed on the property lines and shall not encroach upon any property.
- (16) Fences adjacent to scenic views. All fences installed adjacent to a floodplain, creek, utility easement, or dedicated open space shall be black tubular steel and a minimum of fifty percent (50%) open.
- (17) High Side Out. Fences located on the high side of a significant grade change shall have the smooth side face out, so that the smooth side is visible to the low side.

(c) **Wooden Fence Standards.**

- (1) Vertical posts. All vertical posts shall be galvanized steel with a minimum two and three-eighths (2 $\frac{3}{8}$) inch diameter, a minimum CS 20 (.095) thickness, and set in a concrete footing.
- (2) Concrete footings. Concrete footings shall be a minimum of eight (8) inches in diameter.
- (3) Spacing of footings. For fences less than seven (7) feet in height, posts shall be spaced at a maximum of eight (8) feet on center, set in a concrete footing of no less than twenty-four (24) inches deep. For fences that are seven (7) feet or greater in height, posts shall be spaced at a maximum of six (6) feet on center, set in a concrete footing of no less than thirty-six (36) inches deep.
- (4) Allowed materials & colors. Residential wood material shall be cedar or white wood, and must be stained a natural brown or earth tone color. Bright color stains or finishes are not allowed (e.g. blue, orange, pink, etc.)
- (5) Construction. All materials shall be securely fastened, with vertical boards to horizontal stringers, stringers to vertical posts and top rail, to ensure an ongoing attractive appearance and safe condition, free from rot, rust, vandalism, and other sources of decay. Horizontal picket patterns are allowed.
- (6) Private residential fence adjacent to a perimeter wall. A fence that is perpendicular to such wall shall not exceed the height of the adjacent wall. A fence that is separated from the screening wall by a public alley or right-of-way is deemed to not be adjacent to the screening wall. If abutting, the height of the residential fence may transition in height from the height of the screening wall to the maximum allowable height of the residential fence, provided that the transition is a smooth rate of increase or decrease and does not exceed a span of sixteen (16) feet in length. Fences adjacent to or parallel to a wall are not permitted.

(d) **Exceptions.**

- (1) Materials. The use of chain link, vinyl, split-rail, and composite materials may be allowed, if constructed to manufacturer's specifications, subject to Minor Modification. Otherwise, these materials are generally prohibited. Existing non-conforming fences may be replaced with similar material.
- (2) Interior fences. Defined as fences within the property fence for specific uses, such as dog runs, swimming pool fences, and other similar situations within the interior of a back yard. These interior fences may be constructed of alternate materials, as long as all exterior and shared fence lines are built to compliance with this section and the alternate interior materials are no taller than the exterior fence and not visible to the public, subject to discretionary review and approval by the Director.
- (3) Gate embellishments. Decorative gate embellishments are allowed; however, they shall not exceed the height of the fence by more than two (2) feet.

(e) **Maintenance.**

- (1) All fences shall be perpetually maintained, repaired, or replaced by the owner. Fences not required by a City ordinance, screening regulation, or other standard shall be either maintained or removed.
- (2) It shall be unlawful and subject to citation should a fence display any of the following conditions:
 - i. Any fence that leans, falls, becomes unstable, or causes damage to other property.
 - ii. Fences that are supported by any means other than the fence post.

iii. Missing or loose pickets, broken or missing parts, decayed members.

Sections 14.04.306 – 14.06.400 Reserved.

ARTICLE IV – SITE DEVELOPMENT STANDARDS

PART THREE, SCREENING WALLS & FENCES

Section 14.04.301 Screening, Generally.

- (a) **Purpose & Intent.** The intent of this section is to ensure the screening of non-residential development and service equipment from roadways, open space corridors, and residential properties. Additionally, the intent is to ensure that installations on private residential property do not negatively impact the aesthetics of the community.
- (b) **General Specifications.**
- (1) The requirements set forth herein shall apply to all new development and any expansion of an existing building or area of over thirty percent (30%).
 - (2) Engineered concrete foundations with piers are required. Spacing, depth, and dimensions of the piers shall be determined by a licensed professional engineer based on the *Engineering Design Standards*. All walls four (4) feet in height or greater must be designed and sealed by a professional engineer licensed in Texas. Record drawings (i.e. “as built”) certified by a professional engineer shall be submitted to the City of Celina upon completion of construction.
 - (3) ~~No portion of a screening wall shall be used as a retaining wall, unless specifically approved by the Director of Engineering. Under certain circumstances, retaining walls of sufficient height may be considered as satisfying the masonry screening wall requirement, as a Minor Modification.~~
 - (4) Walls shall be equally finished on all sides and constructed in one style using consistent materials. In all instances, concrete risers taller than six (6) inches require masonry cladding.
 - (5) Contractors shall verify the location of all existing utilities prior to excavation and construction.
 - ~~(6) No screening wall or fence shall be erected on public right-of-way or in visibility easements.~~
 - ~~(6)(7) When a project’s design proposes a retaining wall, the retaining wall shall be placed along the property line and be engineered to accommodate the ultimate screening device for the shared boundary.~~
 - ~~(8) When a residential fence exists at the time of commercial development, the required masonry screening wall shall replace the residential fence, with access easements provided for maintenance for both parties. In no case shall a fence or wall screening wall be placed parallel and in the immediate vicinity of an existing residential fence fence or wall causing creating a close back-to-back fence or wall arrangement or creating a gap between fences or walls.~~
 - ~~(9) Staff may apply a Minor Modification to boundary situations when legal or valid constructability issues exist, as determined by staff, including imposing conditions upon such relief.~~
- (c) **Applicability**
- (1) Screening is required in the following situations:
 - i. Screening single-family residential from non-residential and multifamily development.
 - ii. Screening of single-family developments from adjacent rights-of-way, as shown on the Master Thoroughfare Plan and in conformance with the Neighborhood Vision Book.
 - iii. Screening of waste and recycling collection areas, including non-residential polycarts and all other service related equipment .
 - iv. Screening of mechanical, plumbing, and electrical equipment.
 - v. Screening of loading docks, ramps, and spaces.
 - vi. Screening of above ground mechanical equipment at utility substations and tower facilities.
- ~~(d) **Height of Screening Walls.** Screening walls shall have the minimum and maximum heights in the circumstances given below.~~
- ~~(1) Screening adjacent to rights-of-way walls = shall be a minimum six (6) feet and maximum eight (8) feet tall.~~
 - ~~(2) Screening between incompatible land uses (such as non-residential adjacent to single family) = minimum eight (8) feet.~~
 - ~~(3) Screening of loading docks or doors = minimum six (6) feet.~~
 - ~~— Screening of waste and recycling collection areas, including non-residential polycarts and all other~~

~~service-related equipment = minimum eight (8) feet.~~

~~(5)(2)~~ Screening for electric substations, sewer pump stations, communication towers, and/or any other free-standing utility facility shall be scaled according to the height, size, scope, and area of the proposed facility; ~~subject to discretionary review and approval by the Director~~, and shall be generally between eight (8) and twelve (12) feet.

~~(6)(3)~~ Screening using living plant materials, either with or without an accompanying metal fence, shall be a minimum of six (6) feet tall at the time of planting.

~~(d)~~(e) **Materials.**

(1) Materials allowed by right for screening purposes.

i. Stone, rock, or brick, ~~or monolithic concrete panels (see Section 14.01.115, Other Zoning Ordinance Definitions, for the description of “monolithic concrete panels”).~~

(2) Materials allowed in certain circumstances. In unique circumstances, the following materials may be utilized for screening purposes, subject to discretionary review and approval by the Director, as long as there is no adverse impact on surrounding property, the spirit and intent of this Chapter is maintained, and a financial hardship is not the sole justification for the use of the reduced screening standard. The Director may require a combination of the following screening options to meet the intent of the Ordinance.

i. Decorative iron or wrought iron screening walls with masonry columns.

ii. Industrial grade aluminum or steel fencing (e.g. DesignMaster Fencing® or comparable product).

iii. Living screens that may include earthen berms.

iv. Split-face concrete masonry units (CMU).

~~iv-v.~~ Pre-cast concrete wall (generally for industrial or infrastructure projects).

~~v-vi.~~ Cedar board-on-board wooden fence with decorative caps and masonry columns.

(3) Materials prohibited for screening purposes:

i. ~~Modular, “slide-in” screening walls that are constructed of materials other than masonry or concrete (see Section 14.01.115, Other Zoning Ordinance Definitions, for the description of “modular screening walls”).~~

ii. Chain link.

iii. Electrified fencing.

iv. Barbed wire, except as permitted on undeveloped land and for containment of livestock. Any existing barbed wire shall be removed at time of development.

v. Plain wooden fences.

vi. Surface painted or coated concrete.

vii. Concertina wire.

viii. Corrugated metal.

~~v-ix.~~ Fiberglass panels.

(4) Specifications for masonry screening walls are as follows:

i. A decorative masonry column shall be placed at each corner or transition and evenly spaced on each fence façade not to exceed every eighty (80) feet ~~unless otherwise approved by the Director and supported by an approved engineering design.~~

ii. Lintels, bottom row soldier courses with concrete mow strip, and a decorative cap are to be applied to all masonry walls.

iii. Openings along the bottom of the screening wall shall only be wide enough to allow for proper drainage as determined by the *Engineering Design Standards*.

(5) Specifications for ~~monolithic pre-cast concrete panel~~ screening walls are as follows:

i. Walls shall have a maximum column spacing of fourteen (14) feet, unless otherwise approved by the Director.

ii. Panels must be a minimum of four (4) inches in thickness with a decorative pattern and color on both sides and be made of a minimum of 4,000 psi concrete.

~~(6) — Specifications for decorative iron, wrought iron commercial fencing, or industrial grade aluminum or steel fencing.~~

~~i. — Decorative iron or wrought iron screening walls shall have masonry columns to be spaced no greater~~

- than thirty (30) feet on center.
- ii. ~~Industrial grade aluminum or steel fencing may be allowed in certain circumstances, as reviewed and approved by the Director.~~
- ~~Specifications for living screens. The property owner/developer, at his sole expense, shall furnish or cause to be furnished, all labor, materials, equipment, accessories, meters, irrigation, and services necessary to maintain or replace all plant materials if and when they become damaged or die.~~
- ~~(8) Specifications for wooden fence screening. (See Section 10.04.305, Residential Fences)~~

(e)(f) Ownership & Maintenance.

- (1) Maintenance easement. A minimum three (3) foot wide wall maintenance easement (WME) shall be provided to the City at time of platting where screening walls are forecasted or required along the property line. The plat shall dedicate the WME to the City and the applicable HOA or commercial property owner, with the right to access and maintain the easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining the screening wall. As set forth in the WME and plat, the HOA or commercial property owner shall have the obligation to perform and the City will have the right, but not the obligation, to perform. Dedication language for such plat is available in the City's plat checklist on the City's official website.
- (2) Ownership & maintenance: Required screening walls shall be owned by the ~~property owner or~~ applicable HOA or commercial property owner and shall be maintained in good condition. All screening walls shall be maintained in a state of good repair and functional condition at all times, in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the WME, except that landscape improvements may be installed, if approved by the City. Any repairs or replacement shall match the existing adjacent sections.
- ~~(2)(3)~~ If the HOA or commercial property owner fails to maintain any screening wall to the City's standard, the City or their representative, at their discretion, shall have the authority to cause the repair and/or replacement of such wall at the expense of the owner of the screening wall.

Section 14.04.302 Screening, Residential Subdivision Walls.

- ~~(1)~~ Perimeter walls required with residential subdivisions. Subdivision perimeter screening walls must be constructed by the developer with each phase of the subdivision infrastructure adjacent to rights-of-way sixty (60) feet or greater. Perimeter landscaping, ~~and~~ irrigation, ~~and associated~~ ~~are~~ ~~sidewalks~~ ~~are~~ required.
- ~~(2)~~ Cul-de-sac and U-shaped adjacency. If a u-shaped, single-loaded street or the bulb of the cul-de-sac abuts a ~~collector or arterial~~ roadway sixty (60) feet or greater, the screening across the landscaped area adjacent to the cul-de-sac bulb may be a living screen in conjunction with an open fence (such as decorative metal or wrought iron) with solid masonry columns in keeping with the associated solid masonry screening perimeter walls required elsewhere along the perimeter. U-shaped and cul-de-sacs that open to the landscape buffer do not require a screen wall or screen fence, but do require pedestrian connectivity to the external sidewalk.
- ~~(3)(1)~~ Materials exceptions. ~~The Director may~~ Staff may consider a Minor Modification to allow the use of wrought iron or decorative metal, not in excess of fifty percent (50%) of the subdivision perimeter wall, in conjunction with berms and landscaping, if deemed appropriate.
- ~~(2)~~ Perimeter wall extension required. When a perimeter fence is provided at the outer boundaries of a residential subdivision, the termination of a given side of the fence shall not occur in the middle of the adjacent property, but extend to the property line of the last platted lot that has partial adjacency with the perimeter fence. An easement may be required by separate instrument in order to construct the portion of the wall on the adjacent property.
- ~~(3)~~ Entrance wrapping. Masonry walls shall wrap around the side of entry lots at entrances, so that the side yard fence of the first lot is a masonry wall.
- ~~(4)~~ Green Belts. Where collectors or arterials are adjacent to floodplains or large expanses of open space, no perimeter screening device is required.
- ~~(5)~~ Timing. The owner or developer of a residential property adjacent to an undeveloped property zoned non-residential or multi-family shall be responsible for and shall build the required masonry wall to provide

screening between the two (2) properties at the time of infrastructure development, prior to any vertical development on the site, unless the non-residential property develops first, in which case the owner or developer of the non-residential property shall construct the wall-

- (5) Individual fences exempt. Individual single-family lots built in a subdivision without a perimeter wall are exempt from the requirement to install the masonry wall. In lieu, an eight (8) foot high cedar board-on-board wooden fence with a decorative cap (and columns where appropriate) may be utilized.
- (6) Neighborhood Vision Book. Projects shall screen in accordance with standards found within the Neighborhood Vision Book, and as may be amended.

Section 14.04.303 Screening, Multi-Family & Non-Residential

- (1) Non-residential uses (including multi-family) adjacent to single family zoning districts or uses. A solid masonry screening wall is required ~~along the adjacency of disparate land uses.~~
- ~~(2) Non-residential uses (including multi-family) adjacent to other similar non-residential zoning districts or uses. No screening wall or gates isare required nor shall be provided. Staff may consider an exception for security fencing for projects such as storage or industrial land uses.-Cross access shall be provided.~~
- ~~(3) Multiple buildings within a commercial development. In the case where multiple pad sites or multiple masonry types are used for the buildings' exteriors within a single development, the screening wall shall use the predominant masonry type for the entire length of the screening wall, subject to approval by the Director during the site plan process.~~
- ~~(4)(2) Mixed use developments.~~ With Director approval, mixed use developments may be exempt from internal screening between disparate land uses if the project is seamlessly integrated in a cohesive Life Connected manner, so that residential fronts and engages the commercial property.-

Section 14.04.304 Screening Requirements for Specific Situations.

(a) ~~**Ground Mounted Mechanical, Plumbing, & Electrical Equipment.**~~

- (1) Exposed conduits, ladders, exhaust valves, utility boxes, roof-line flashing, and drain spouts shall be ~~a color matching the building, an accent color, or~~ earthen-tone color matching the primary building.
- (2) Outside equipment, coolers, kiosks, vending, and/or other similar mechanical items shall be screened or clad with a Category A masonry finishing material matching the primary building.
- ~~(3) All new utilities, including any aerial lines, shall be underground.~~

~~(3)~~

- ~~(4)(4) **Roof Mounted Mechanical, Plumbing, & Electrical Equipment.**~~ Roof mounted equipment shall be screened from view using parapet walls. Alternate screening devices may be considered or as approved by the Director for larger projects. All screening devices shall be an earthen-tone color matching the primary building. The rear of parapet walls shall be equally finished, an earthen-tone color that matches the primary building, and not have exposed framing visible.

~~(e)(b) **Loading Docks, Ramps, & Spaces.**~~ Loading docks, ramps, structures, and loading spaces shall be screened from view ~~from the public right of way, from adjacent residential property, and from adjacent non-residential property, other than industrial.~~

- (1) Screening shall be by masonry wing walls matching the color and building materials of the primary structure ~~or freestanding walls with complimentary landscaping to be compatible with the project design.~~
- (2) Screening walls shall be of adequate height to screen loading vehicles and the scope of the operation and activity.

~~(d)(c) **Waste & Recycle Collection Areas (Dumpster Screening).**~~

- ~~(1) Waste disposal collection areas, including non-residential polycarts and all other service related equipment, shall be provided and screened from public view-~~
- ~~(2)(1) Trash dumpsters, recycling containers, trash compactors, and other waste receptacles shall be screened with an 8-foot tall Category A masonry wall in a material color that is consistent with the color of the primary building. Masonry walls shall be earthen tone and unpainted. Screening enclosures shall be visually and aesthetically compatible with the overall project. Any wall topping shall not be metal.~~

- ~~(3)~~(2) Dumpster enclosures shall incorporate on the open, fourth side an 8-foot tall solid metal gate that is earthen-tone in color (wooden gates and chain-link with slats is-are prohibited) to visually screen the dumpster or compactor, which shall remain shut at all times other than when being actively accessed.
- (4)(3) Dumpster enclosures shall be located behind the front building line and the service gate shall not directly face a public street or any residentially zoned property, when highly visible. Where this standard is not feasible, ~~as determined by the Director~~, the standards may be varied through a Minor Modification. Staff is the final approval authority on the location of all dumpsters.
- ~~(5)~~(4) Single dumpster enclosures shall be a minimum of twelve (12) feet wide and fourteen (14) feet deep. Pads to accommodate two dumpsters or recycling shall be a minimum of twenty-five (25) feet wide and fourteen (14) feet deep.
- (5) New commercial development, including multifamily, shall provide space for a minimum of two (2) dumpsters screened with masonry enclosures with the extra dumpster being for recycling containers.
- (6) Dumpsters shall be provided at a ratio of two (2) per every 10,000 square feet, generally.
- (7) Dumpster enclosures shall be located to provide a minimum of forty (40) feet of clear backing. However, any area designated for backing shall not exceed eighty (80) feet.
- ~~(7)~~(8) Projects with multiple dumpster locations shall synchronize orientations to optimize servicing.
- ~~(8)~~ Engineered concrete foundations with piers are required for dumpsters, per review and approval by the Director of Engineering.

(d) **Utility Substations & Tower Facilities**. For electric substations, sewer pump stations, or any other free-standing utility facility, the above ground mechanical equipment shall be screened to mitigate its negative visual impact and safely secure the site. The screening device shall be scaled accordingly to the height, size, scope, and area of the proposed facility, subject to discretionary review and approval by the Director. Generally, masonry screening walls are required with decorative metal in limited application for visibility, ventilation, and access points. Larger facilities shall also provide large evergreen screening trees every twenty (20) feet on center. Concrete vehicle access shall be provided, in addition to associated easements necessary for development. Any associated utilities shall be buried, with the exception of regional transmission lines.

(e) **Government Facilities**. Valid government related facilities, including sports facilities may build fences or screening walls to industry standard and utilize alternate materials and methods consistent with the goals and intent of this section, with Director approval.

(f) **Buildings that include Bay Doors**.

- (1) ~~Materials for the main building shall follow the regulations for Commercial Structures (Section 14.04.109)~~.
- (2) Bay doors shall not be parallel to or facing any public right-of-way when directly adjacent to the right-of-way, except for buildings with three (3) or fewer bay doors.
- ~~(2)~~ Overhead doors shall be neutral or earthen tone colors.

(g) **Open Storage**. All allowed open storage of materials, equipment, or commodities shall be screened in accordance with Section 14.03.301(h), *Open Storage – Permanent or Ongoing* of the zoning ordinance.

Section 14.04.305 Residential Fences.

(a) **General Requirements**.

- (1) It shall be unlawful for any person to construct or repair a fence not in compliance with the regulations contained herein.
- (2) All fence construction, alterations, additions, or repair require a permit. Repairs not involving posts or not in excess of fifty percent (50%) of any one run, such as replacing pickets or customary maintenance, may be completed without a permit with materials matching the existing fence. If the cumulative effect of a series of repairs over a twelve (12) month period exceeds fifty percent (50%) of any one run or involves post installation, a permit is required.
- (3) Permit fees shall apply as shown on the Master Fee Schedule Chart of the City.
- (4) All fence ~~installers-contractors~~ are required to be registered with the City. The City may revoke the registration of a contractor who fails to obtain a lawful permit per this section.

- (5) Adequate plans and specifications, which may include a plot plan showing exact materials, easements, location, height, dimensions from property lines, sidewalks, curbs, and location of gates, as determined by the Building Official, must accompany a completed application form.
- (6) Once complete, a final inspection is required and must be scheduled by the contractor/installer within five business days of completion.
- ~~(7) Estate properties greater than one (1) acre in size that front onto a right-of-way of sixty (60) feet or more may install decorative driveway entrances.~~
- ~~(8) Valid government related facilities, including sports facilities may build fences or screening walls to industry standard and utilize alternate materials and methods, with Director approval.~~

(b) **Regulations.**

- (1) Maximum height of residential fences. Fences shall not be greater than eight (8) feet in height, excluding an allowance for ground clearance and decorative caps.
- (2) Materials allowed. No fence material shall be used to construct a fence except for those listed and regulated in this Chapter. Generally, residential fences should only be wooden or black tubular steel (powder coated ornamental iron). Non-injurious alternative materials may be considered for Downtown as a Minor Modification.
- ~~(2)~~(3) Estate residential, agricultural, or larger properties may utilize alternative materials consistent with the development pattern of the surrounding area.
- (4) Materials prohibited. Barbed wire, electric, and other injurious fence material is prohibited in the City, unless the property is an agricultural district over one (1) acre in size, legitimately needed for agricultural purposes, or otherwise approved by the Director.
- ~~(3)~~(5) Smooth Side Out. The smooth side of the fence shall face outward, so that the posts are internal.
- ~~(4)~~(6) Fences that back or side to other residences. Fences that back or side to another residence may have either side of the fence face the interior of the lot.
- ~~(5)~~(7) Fences located on corner lots. On all corner lots, retaining walls and fences shall not be closer than fifteen (15) feet from the face of any curb, unless otherwise approved by the Director.
- (8) Fences facing rights-of-way (on back, side, or corners). All fences ~~erected~~installed on side yards of corner lots and reverse corner lots or backing to a right-of-way ~~of~~ shall be cedar, board-on-board, with a decorative cap so that a finished fence side faces the street. Alleys are not required to have enhanced fencing, but must have the smooth side out.
- (9) Key Lots. On reverse corner lots, side yard fences shall either adhere to the adjacent property's front build line or be open ornamental.
- (10) Fence Returns. Fence returns that face the primary street shall be set back from the front facade a minimum of five (5) feet. On corner lots, the fence return setback shall be increased to 10 feet.
- ~~(6)~~(11) Estate Lots. Estate properties greater than one (1) acre in size may install decorative driveway entrances.
- ~~(7)~~(12) Fences located between houses that face the street. The portion of fence that is parallel to the street and perpendicular to the fence along the side yard must be constructed of cedar, board-on-board, with a decorative cap so that a finished fence side faces the street.
- ~~(8)~~(13) Fences in front yards. Fences and walls are only allowed in front yards up to thirty-six (36) inches in height and must be either: split-rail, wrought iron, picket fence, or decorative masonry wall. Lots over one (1) acre in size are exempt from this regulation, subject to review and approval by the Director. All front yard fences should generally be fifty percent (50%) open, except for walls when allowed.
- ~~(9)~~(14) Public rights-of way, easements. No fence shall be ~~erected~~installed on public right-of-way, within sight-visibility triangles, or within any drainage easement, unless otherwise authorized by the Director.
- ~~(10)~~(15) Within property lines. Fences shall be installed on the property lines and shall not encroach upon any property ~~line (front, side, or rear).~~
- (16) Fences adjacent to scenic views. All fences installed adjacent to a floodplain, creek, utility easement, or dedicated open space shall be black tubular steel and a minimum of fifty percent (50%) open.
- (17) High Side Out. Fences located on the high side of a significant grade change shall have the smooth side face out, so that the smooth side is visible to the low side.

(c) **Wooden Fence Standards.**

- (1) Vertical posts. All vertical posts shall be galvanized steel with a minimum two and three-eighths (2³/₈) inch diameter, a minimum CS 20 (.095) thickness, and set in a concrete footing.
- (2) Concrete footings. Concrete footings shall be a minimum of eight (8) inches in diameter.
- (3) Spacing of footings. For fences less than seven (7) feet in height, posts shall be spaced at a maximum of eight (8) feet on center, set in a concrete footing of no less than twenty-four (24) inches deep. For fences that are seven (7) feet or greater in height, posts shall be spaced at a maximum of six (6) feet on center, set in a concrete footing of no less than thirty-six (36) inches deep.
- (4) Allowed materials & colors. Residential wood material shall be cedar or white wood, and must be stained a natural brown or earth tone color. ~~Bright color stains or finishes are not allowed (e.g. blue, orange, pink, etc.)~~
- (5) Construction. All materials shall be securely fastened, with vertical boards to horizontal stringers, stringers to vertical posts and top rail, to ensure an ongoing attractive appearance and safe condition, free from rot, rust, vandalism, and other sources of decay. Horizontal picket patterns are allowed.
- (6) Private residential fence adjacent to a ~~subdivision~~ perimeter wall. A fence that is ~~parallel to or~~ perpendicular to such wall shall not exceed the height of the adjacent ~~subdivision~~ wall. A fence that is separated from the subdivision screening wall by a public alley or right-of-way is deemed to not be adjacent to the ~~subdivision~~ screening wall. If abutting, the height of the residential fence may transition in height from the height of the ~~subdivision~~ screening wall to the maximum allowable height of the residential fence, provided that the transition is a smooth rate of increase or decrease and does not exceed a span of sixteen (16) feet in length. Fences adjacent to or parallel to a wall are not permitted.

~~(d) **Required Inspections.**~~

- ~~(1) Footing inspection. The footing inspection must be completed prior to pouring concrete.~~
- ~~(2) Final inspection. A final inspection is required and must be scheduled within one (1) week (five (5) business days) of completion.~~

~~(e)~~(d) **Exceptions.**

- (1) Materials. The use of chain link, vinyl, split-rail, and composite materials may be allowed, if constructed to manufacturer's specifications, subject to ~~discretionary review and approval by the Director~~Minor Modification. Otherwise, these materials are generally prohibited. Existing non-conforming ~~chain-link~~ fences may be replaced with similar material.
- (2) Interior fences. Defined as fences within the property fence for specific uses, such as dog runs, swimming pool fences, and other similar situations within the interior of a back yard. These interior fences may be constructed of alternate materials, as long as all exterior and shared fence lines are built to compliance with this section and the alternate interior materials are no taller than the exterior fence and not visible to the public, subject to discretionary review and approval by the Director.
- (3) Gate embellishments. Decorative gate embellishments are allowed; however, they shall not exceed the height of the fence by more than two (2) feet.

~~(f)~~(e) **Maintenance.**

- (1) All fences shall be perpetually maintained, repaired, or replaced by the owner. Fences not required by a City ordinance, screening regulation, or other standard shall be either maintained or removed.
- (2) It shall be unlawful and subject to citation should a fence display any of the following conditions:
 - i. Any fence that leans, falls, becomes unstable, or causes damage to other property.
 - ii. Fences that are supported by any means other than the fence post.
 - iii. Missing or loose pickets, broken or missing parts, decayed members.

Sections 14.04.306 – 14.06.400 Reserved.



Life Connected.

MINUTES
PLANNING & ZONING COMMISSION REGULAR
MEETING
CELINA COUNCIL
CHAMBERS 112 N.
COLORADO ST.
THURSDAY, FEBRUARY 19,
2026
5:00 PM

I. **CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:** Chair Bain called the meeting to order at 5:00 pm, 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 Michel Dawson
Commissioner Ryan Samuelson

Members Absent:

Staff Present:

Executive Director of Development Services,
Dusty McAfee
Assistant Director of Development Services,
Madhuri Mohan
Long Range Planning Manager,
Melissa Kleineck
Principal Planner, Victoria Kiker Simpson
Principal Planner, Sandra Green
Senior Planner, Haley Yansky

II. **OPEN FORUM:**

Open Forum is for information only. If you wish to speak, please sign one of the “Speaker Cards” and present to the Staff Liaison prior to the beginning of the meeting. **Speakers are limited to three (3) minutes.** No action can be taken. No charges and/or complaints will be heard against any elected official or employee of the city that are prohibited by law.

Please note Anyone wishing to furnish copies/handouts regarding their item of interest must provide nine (9) copies and present them to the Staff Liaison for distribution.

No one came forward to speak.

III. **WORKSESSION:** The Planning & Zoning Commission held a Worksession to receive the Director’s report, discuss future agenda items, update on Council actions, training topics, and request for new business consideration. The meeting is open to the public.
Reconvene to the Council Chambers.

A. P&Z Commissioners Training – Part II

The P&Z Commissioners Training Part II was moved to the end of the meeting, and was held in the Council Chambers.

Madhuri Mohan, Assistant Director of Development Services, presented the P&Z Commissioners Training – Part II.

III. **PRESENTATIONS:**

A. Discussion regarding the Median Landscape Pattern Book.

Dusty McAfee, Executive Director of Development Services, presented the Median Landscape Pattern Book. The Commission had questions and comments, including opportunities for public input; the responsibility for median maintenance; whether existing medians, such as Preston, include irrigation; and whether developers are required to irrigate trees within new medians. Staff clarified that median maintenance is typically handled

by the City or a third-party contractor; Preston medians do not currently have irrigation; and, under current standards, developers are required to irrigate trees installed within medians. Additional discussion included whether reducing median areas could be beneficial and the importance of water conservation considerations.

B. Discussion regarding Water Conservation.

Mr. McAfee led a discussion on Water Conservation.

The Commission discussed water conservation practices. Comments included concerns about requiring residents to fully xeriscape their yards, while acknowledging the need for sufficient water to establish turf before reducing irrigation. The Commission also discussed public education on water conservation, the potential use of drip irrigation, and its associated maintenance concerns. Additional comments noted that some developers are beginning to incorporate xeriscaping, though installation may involve higher upfront costs. The Commission generally supported encouraging xeriscaping in commercial areas and HOA-maintained spaces, while excluding active recreation areas.

IV. 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 15, 2026, 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 January 15th Planning & Zoning Commission meeting. The motion carried 7-0.

VI. PUBLIC HEARING/ACTION:

A. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for an Office/Medical Office use on approximately 1 acre; generally located at the northwest corner of Colorado Street and Oak Street, within the Downtown Code – Verandas, within the City Limits. (309 S Colorado – Specific Use Permit)

Victoria Kiker Simpson, Principal Planner, presented the staff report.

Chair Bain opened the public hearing at 5:53 pm.

No one came forward to speak, and the public hearing was closed at 5:55 p.m.

Heidi White, 408 S Colorado St., Celina, Texas, 75009, and Whitney McIlvain, 404 S Colorado St., Celina, Texas, 75009, provided letters of opposition, but did not speak.

The Commission asked clarifying questions regarding the adjacent property and the specific type of office use.

Mrs. Simpson stated there are no current plans for the adjacent property and that the proposed use is a real estate office.

Commissioner Upchurch motioned to approve the item with the prohibition of medical office use.

Commissioner Laumer seconded the motion.

All were in favor, and the motion was approved.

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

B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 9 acres of land; generally located along Choate Parkway and approximately 1,700 feet east of Coit Road, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Creekway Shops – Development Agreement)

Mrs. Mohan presented the staff report.

Chair Bain opened the public hearing at 6:01 pm.

No one came forward to speak, and the public hearing was closed at 6:01 p.m.

Chair Bain and Commissioner Laumer asked whether screening would be required along Choate Parkway and

to the north.

Mrs. Mohan stated that screening would be required only if a mini-warehouse or outdoor storage is proposed, and that it would not be required for commercial uses.

Chair Bain motioned to approve the item as proposed.

Vice Chair Poche seconded the motion.

All were in favor, and the motion was approved.

Upon a motion by Chair Bain and a second by Vice Chair Poche, the Commission voted seven (7) for and none (0) opposed to approve the item. The motion carried 7-0.

VII. ADJOURNMENT:

Chair Bain adjourned the meeting at 6:11 pm.

Chair

Staff Liaison

Date



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Sandra Green, Principal Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: March 26, 2026
Re: Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for an Auto, Gas Pumps/Fuel use on approximately 2 acres; generally located at the northeast corner of Frontier Parkway and Preston Road, within the City Limits. (Murphy USA – Specific Use Permit)

Action Requested:

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

Background Information:

The subject property is approximately 2 acres, and generally located at the northeast corner of Frontier Parkway and Preston Road. The property is currently within City Limits and is entitled with existing zoning from 2004 for C2 – General Commercial. The applicant desires to operate a gas station. The Zoning Ordinance requires an Auto, Gas Pumps/Fuel Sales, to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in the base Commercial zoning district and Preston Road Overlay (PRO). Please refer to the attachments for additional information.

Legal Review:

N/A

Supporting Documents:

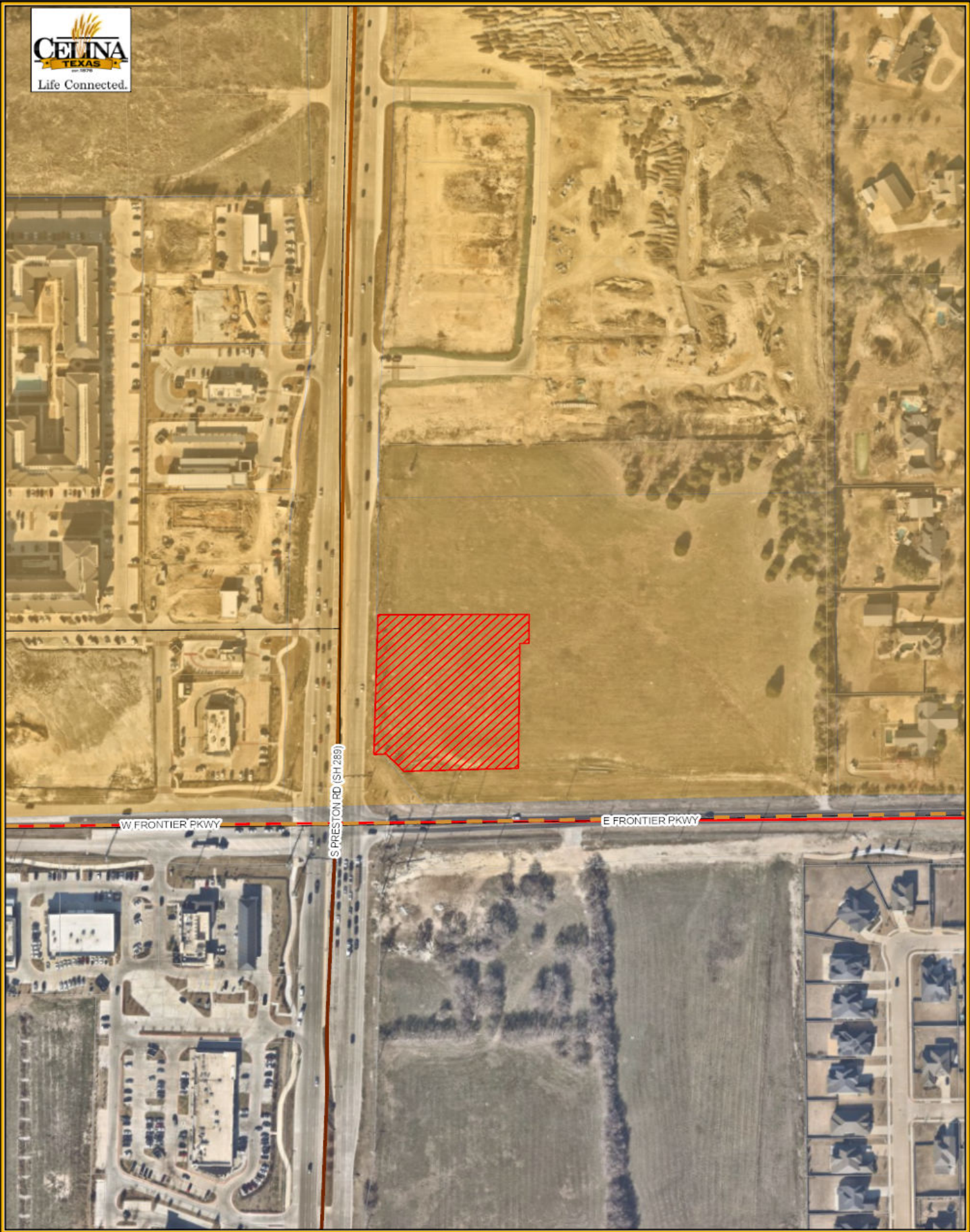
1. Location Map
2. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented

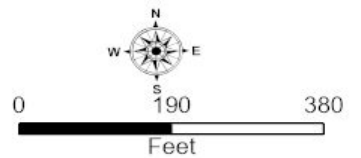


Legend

- Parcels
- Roads
- City Limits
- Subject Property

**26-SUP-01 - Murphy USA -
Celina Gateway
Location Map**

3/2/2026



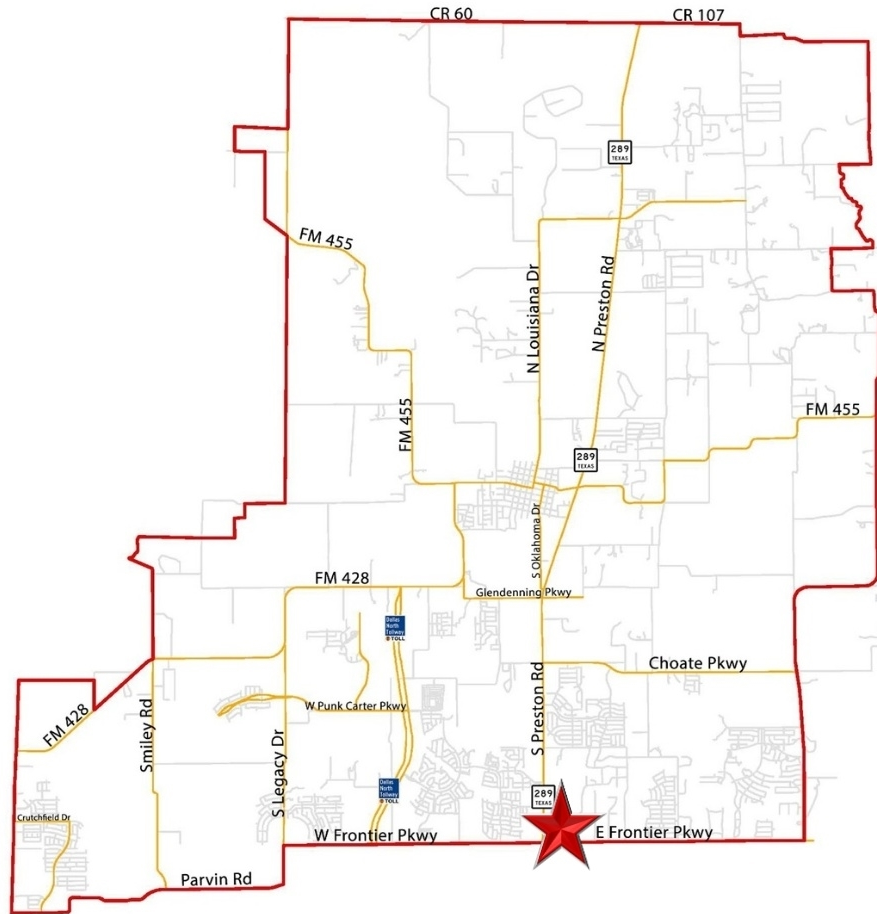


Murphy USA

Specific Use Permit

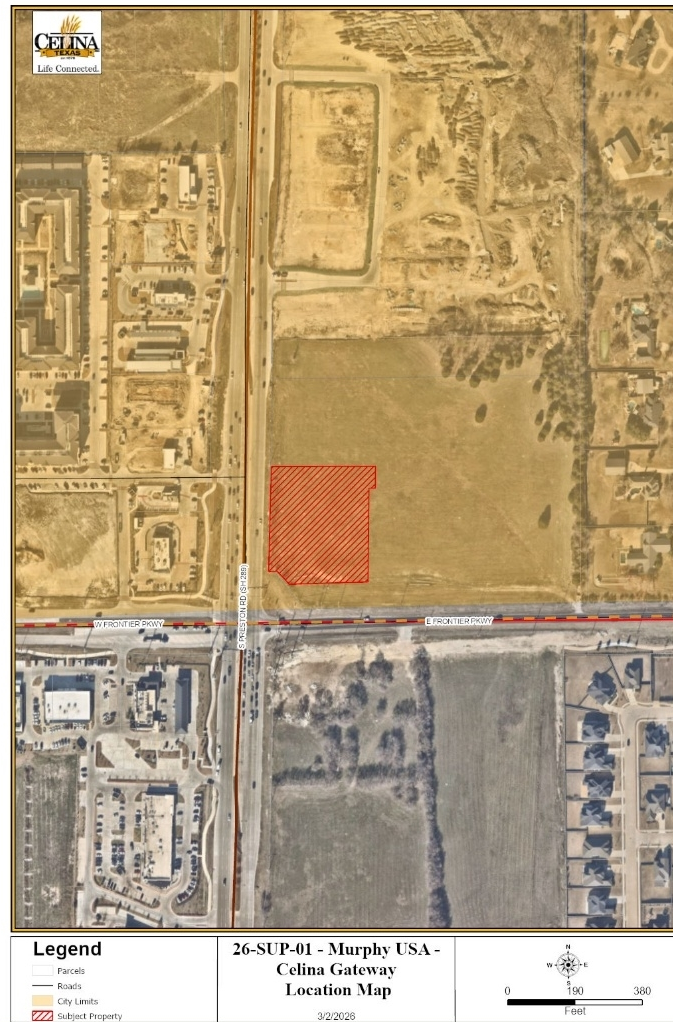
Planning & Zoning Commission

March 26, 2026



Location Map

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



BACKGROUND

- The subject property is approximately 2 acres
- The property is currently within City Limits and has an existing zoning from 2004 that allows for C2 – General Commercial
- The applicant desires to operate a gas station

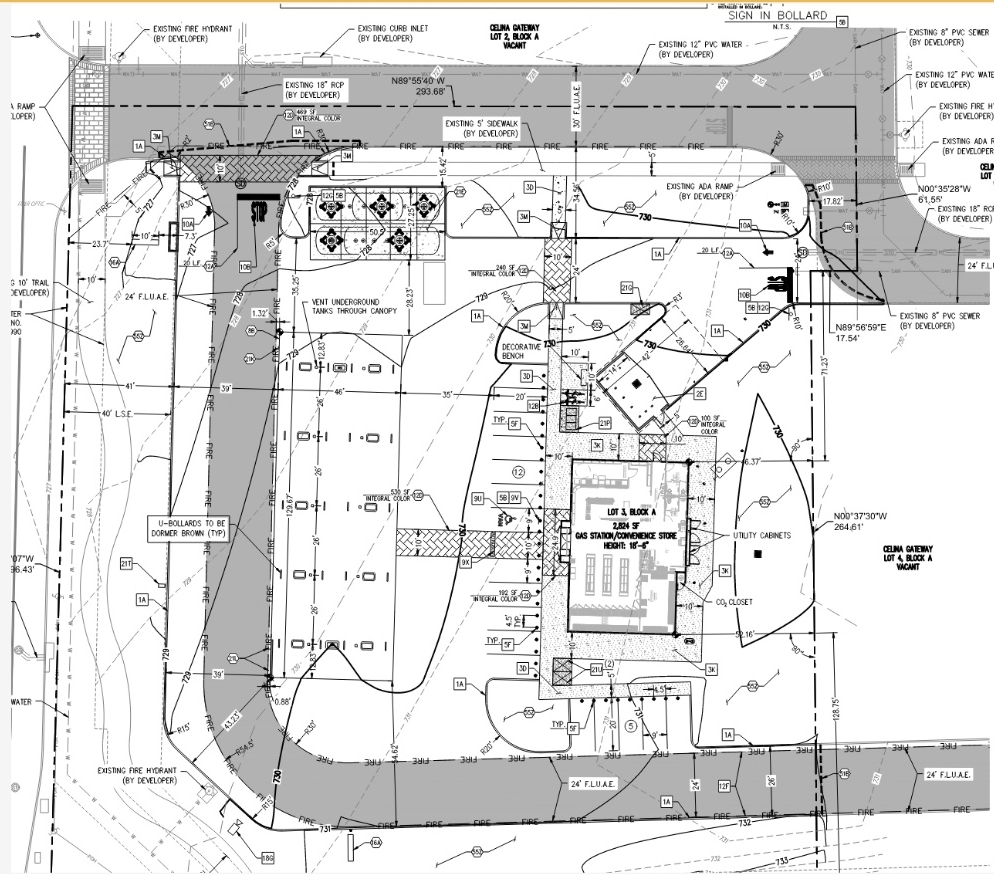
ENTITLEMENT OVERVIEW

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

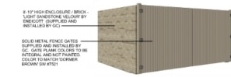
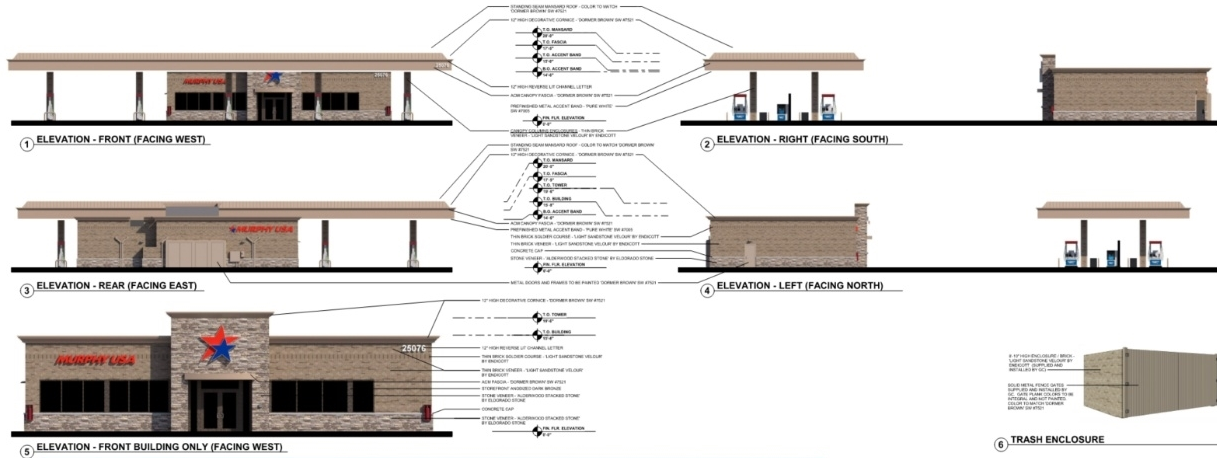
SUP OVERVIEW

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

CONCEPT PLAN



CONCEPTUAL RENDERINGS



6 TRASH ENCLOSURE



7 MONUMENT SIGN



SIGNAGE COLOR CHART
 BUILDING - CORNER LETTERS, SIGNAGE, TRASH ENCL. AND MONUMENTS BY THE SAME COLOR

MURPHY USA	REG	TRUCKS, TRUCKS, TRUCKS	TRUCKS, TRUCKS, TRUCKS
MURPHY USA	REG	TRUCKS, TRUCKS, TRUCKS	TRUCKS, TRUCKS, TRUCKS
TRASH ENCL.	TRASH ENCL.	TRASH ENCL.	TRASH ENCL.
MONUMENT SIGN	MONUMENT SIGN	MONUMENT SIGN	MONUMENT SIGN

MONUMENT SIGN

MONUMENT SIGN	MONUMENT SIGN	MONUMENT SIGN	MONUMENT SIGN	MONUMENT SIGN	MONUMENT SIGN
MURPHY USA	MURPHY USA	MURPHY USA	MURPHY USA	MURPHY USA	MURPHY USA
REGULAR	REGULAR	REGULAR	REGULAR	REGULAR	REGULAR
DIESEL	DIESEL	DIESEL	DIESEL	DIESEL	DIESEL
ETHANOL-FREE AVAILABLE	ETHANOL-FREE AVAILABLE	ETHANOL-FREE AVAILABLE	ETHANOL-FREE AVAILABLE	ETHANOL-FREE AVAILABLE	ETHANOL-FREE AVAILABLE



POLICY CONSIDERATIONS

- The subject property's base zoning is Commercial
- The zoning request is in conformance with the Future Land Use Plan (FLUP)
- The proposed SUP helps diversify the tax base
- Modern design standards ensure an attractive project
- The intersection of two future 6-lane arterials is a common location for the proposed use
- The market demand for additional gas stations is high
- The Master Thoroughfare Plan accommodates the proposed land use

RECOMMENDATION

- 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



Thank You!



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Victoria Kiker, Principal Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: March 26, 2026
Re: Conduct a public hearing to consider and act upon a request to zone approximately 8 acres to a Planned Development (PD) with Commercial, Office, and Retail District (C) base zoning, and modified development standards; generally located west of FM 455 (future Legacy Drive) and approximately 650 feet north of future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Yellow Door Storage – PD Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 8 acres to a Planned Development (PD) with Commercial, Office, and Retail District (C) base zoning, and modified development standards; generally located west of FM 455 (future Legacy Drive) and approximately 650 feet north of future O'Brien Drive, within the Extraterritorial Jurisdiction (ETJ). (Yellow Door Storage – PD Zoning)

Background Information:

The approximately 8-acre subject property is located within the Extraterritorial Jurisdiction (ETJ). The applicant proposes a development featuring commercial uses west of FM 455 (future Legacy Drive), with Mini-Warehouse/Self-Storage permitted toward the rear of the property, consistent with the governing Development Agreement. This Development Agreement, approved by the City Council in March 2025, establishes future annexation and zoning as a Planned Development (PD) with a base zoning of Commercial, Office, and Retail (C), with modified development standards, which is the applicant's request. Please refer to the attachments for additional information.

Legal Review:

N/A

Supporting Documents:

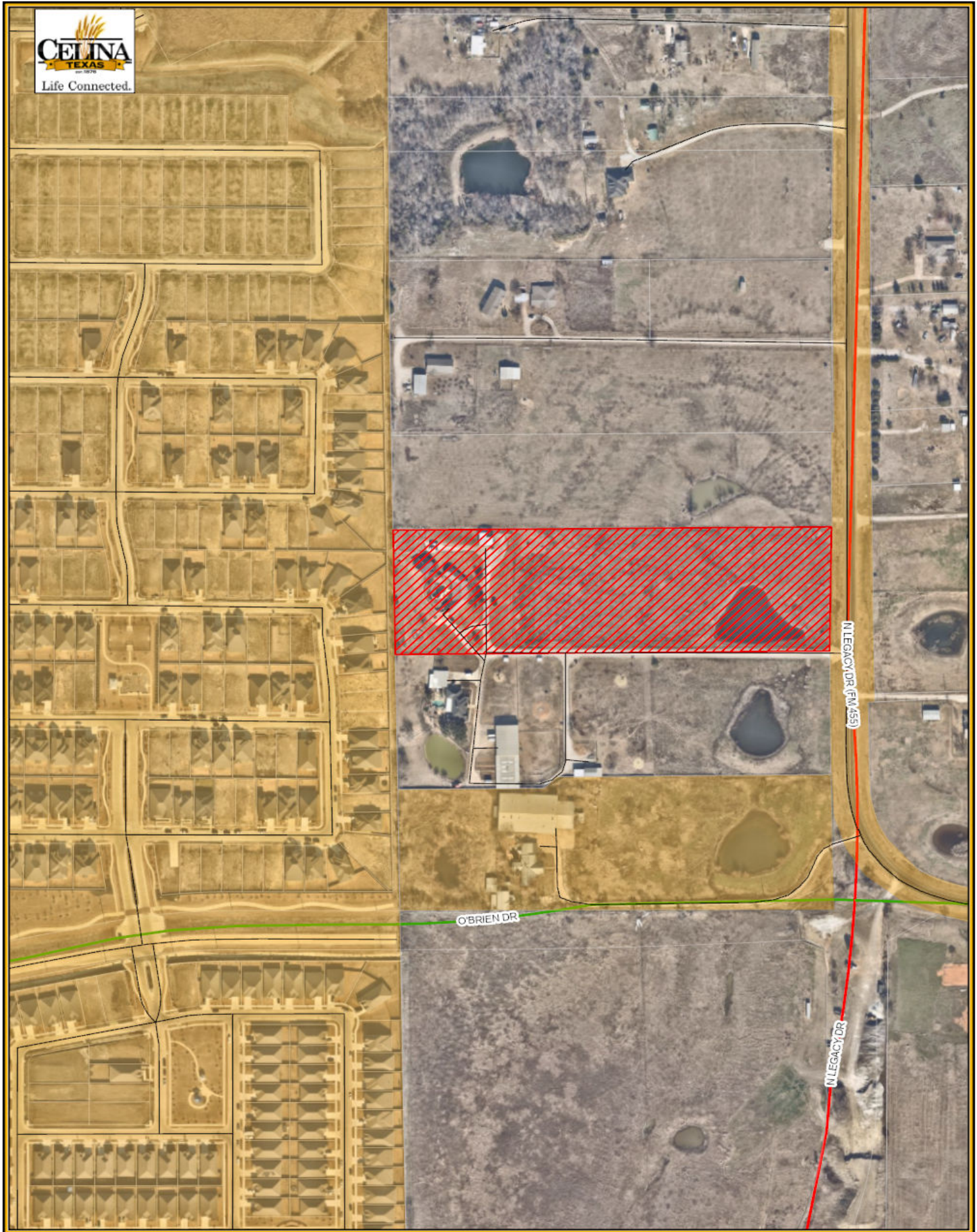
1. Location Map
2. Staff Presentation
3. Draft Development Regulations

Financial Consideration:





N/A

Staff Recommendation:

Staff recommends approval as presented.

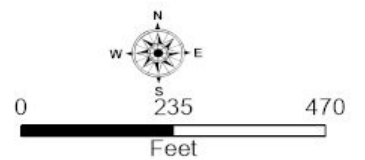


Legend

-  City Limits
-  Roads
-  Parcels
-  Subject Property

**25-Z-05 - Yellow Door Storage
Location Map
City of Celina**

3/3/2026



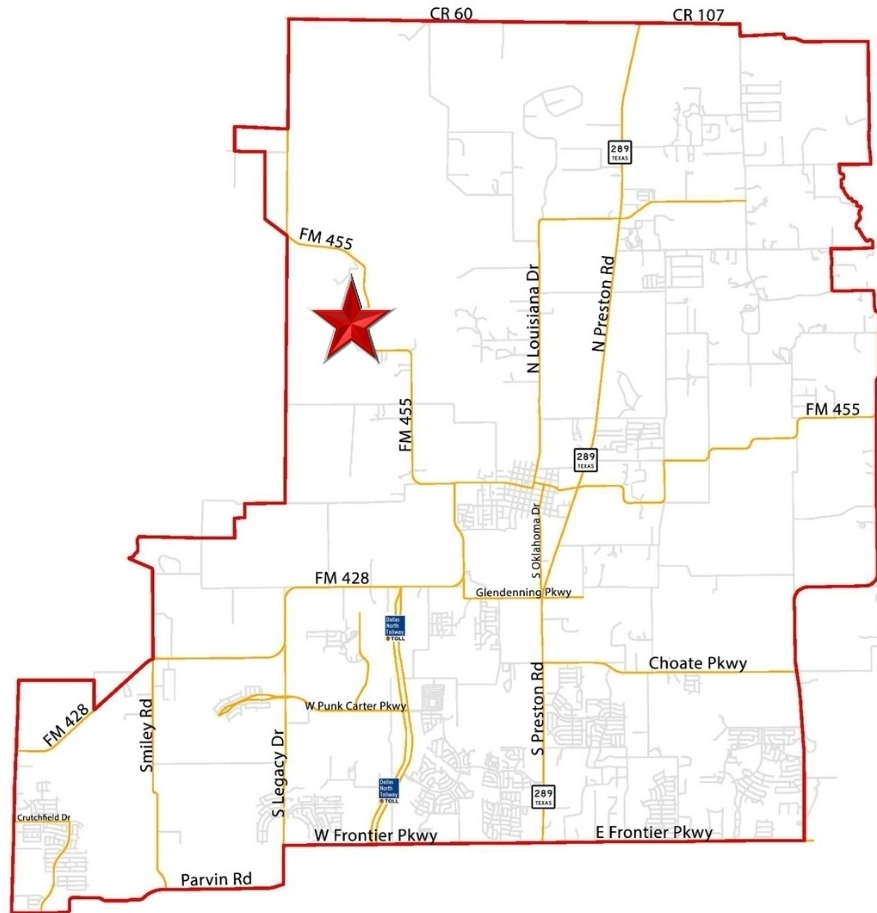


Yellow Door Storage

PD Zoning

Planning & Zoning Commission

March 26, 2026



Location Map

The subject property is generally located along W FM 455 (future Legacy Drive) and approximately 650 feet north of future O'Brien Drive



BACKGROUND

- The City Council approved a Development Agreement for the subject property in March 2025 that outlined its future zoning and annexation
- The subject property is approximately 8 acres, located in the Extraterritorial Jurisdiction (ETJ) with a pre-annexation that expires in August 2035
- The governing agreement allows Commercial along the frontage with Mini-Warehouse/Self-Storage in the back

PROJECT OVERVIEW

- The 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, as per the governing Development Agreement

CONCEPTUAL RENDERINGS - BUILDING

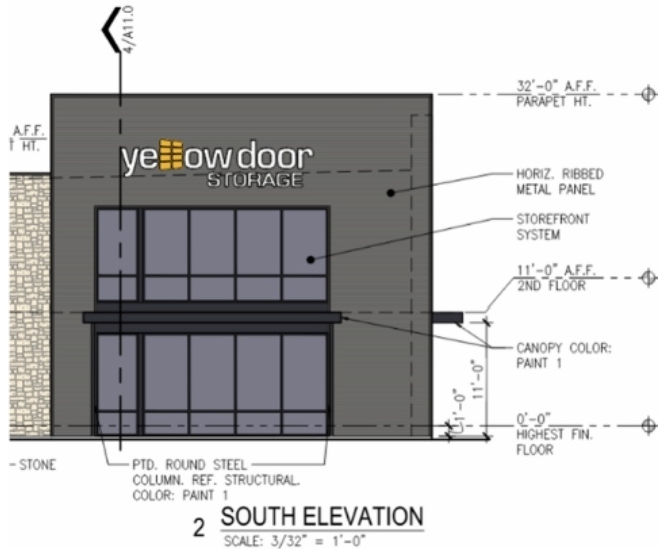


FIGURE 1

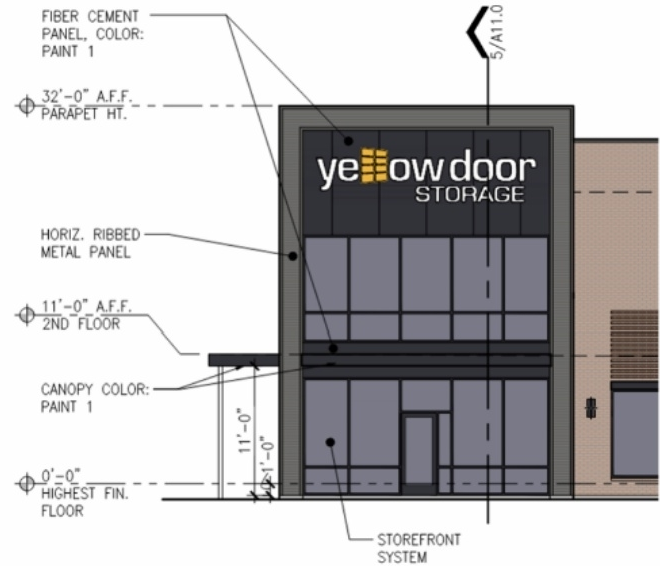


FIGURE 2

CONCEPTUAL RENDERING - STORAGE

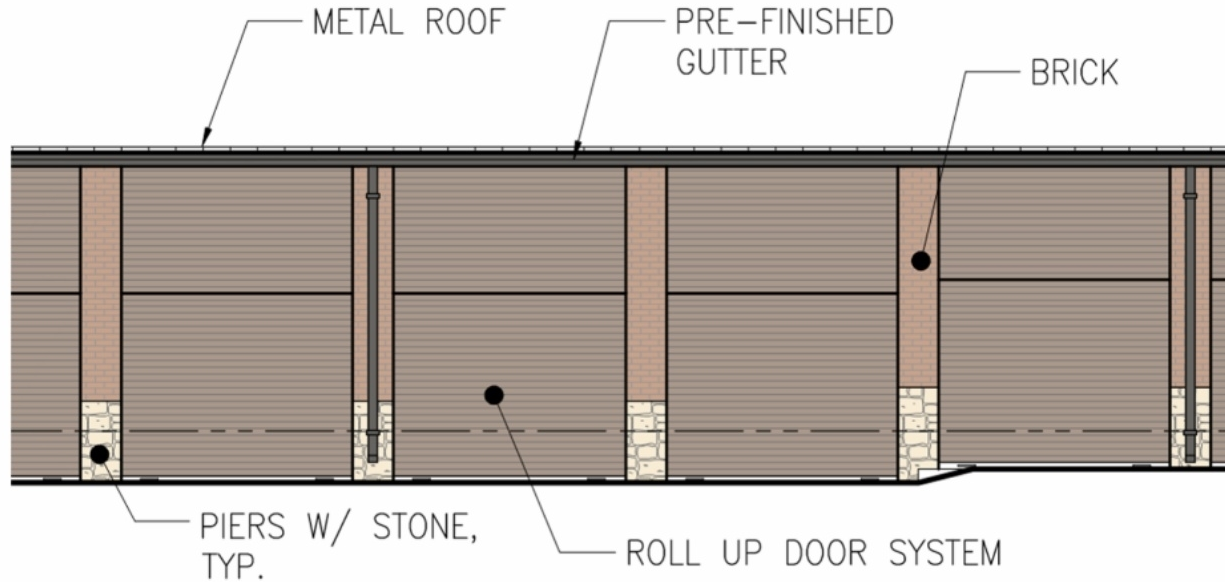


FIGURE 3

POLICY CONSIDERATIONS

- 1 | The associated annexation brings 8 acres into the City Limits
- 2 | Storage is an appropriate land use behind commercial for a property this deep
- 3 | The hard corner of O'Brien and Legacy is not impacted by this request and is kept whole for higher value retail options
- 4 | Storage tends to be a good neighbor to adjacent single-family neighborhoods
- 5 | The request is in conformance with the previously approved Development Agreement

RECOMMENDATION

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



Thank You!

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, including color regulations, shall conform to the architectural standards of the Zoning Ordinance, as it exists or may be amended.



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Victoria Kiker, Principal Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: March 26, 2026
Re: Conduct a public hearing to consider and act upon a request to amend an approximate 28 acre portion of Planned Development (PD) No. 122 with modified development standards; generally located at the southwest corner of Louisiana Drive and future J Fred Smith Parkway, within the City Limits. (Uptown Commerce Center – PD Amendment)

Action Requested:

Conduct a public hearing to consider and act upon a request to amend an approximate 28 acre portion of Planned Development (PD) No. 122 with modified development standards; generally located at the southwest corner of Louisiana Drive and future J Fred Smith Parkway, within the City Limits. (Uptown Commerce Center – PD Amendment)

Background Information:

The subject property is approximately 28 acres and is currently zoned Planned Development (PD) No. 122. The PD for this specific tract, approved in 2021, allows a variety of uses, including single-family attached and detached, various types of multi-family uses, and a maximum of 20% designated as Flex Use (including Community Facilities; Commercial, Office, & Retail; and Industrial uses). The applicant is requesting to amend this 28-acre tract within the PD to eliminate all single-family and multi-family entitlements, and increase the maximum 20% Flex Use limitation to allow up to 100% Flex Use to develop a commerce center. Please refer to the attached documents for further information.

Legal Review:

N/A

Supporting Documents:

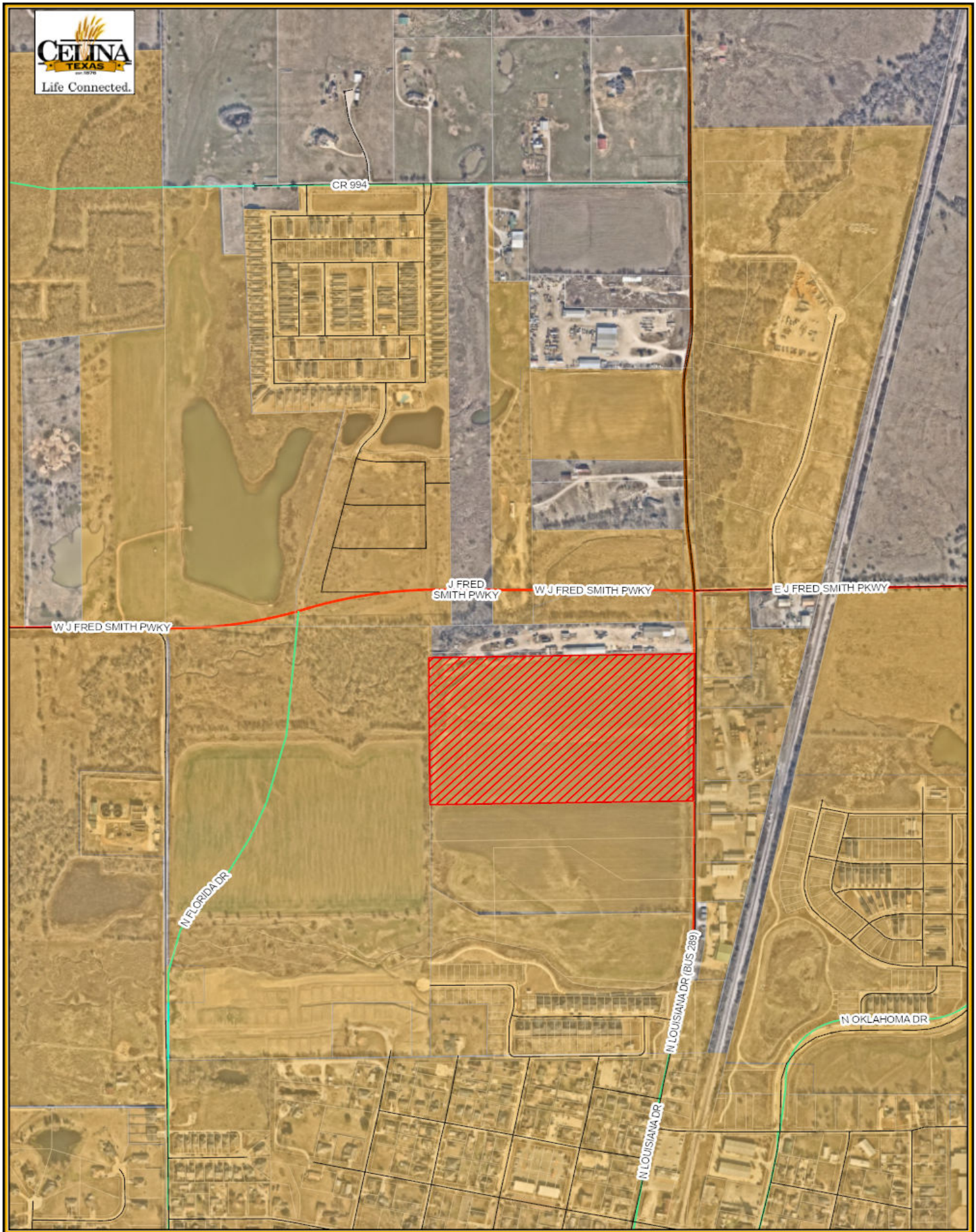
1. Location Map
2. Staff Presentation
3. Draft Development Regulations

Financial Consideration:





N/A

Staff Recommendation:

Staff recommends approval, as presented.

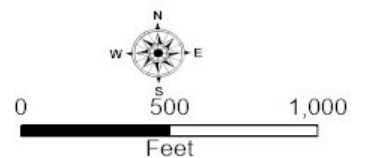


Legend

-  Subject Property
-  Parcels
-  Roads
-  City Limits

26-Z-01 - Uptown Commerce Center - PD Amendment Location Map

2/25/2026



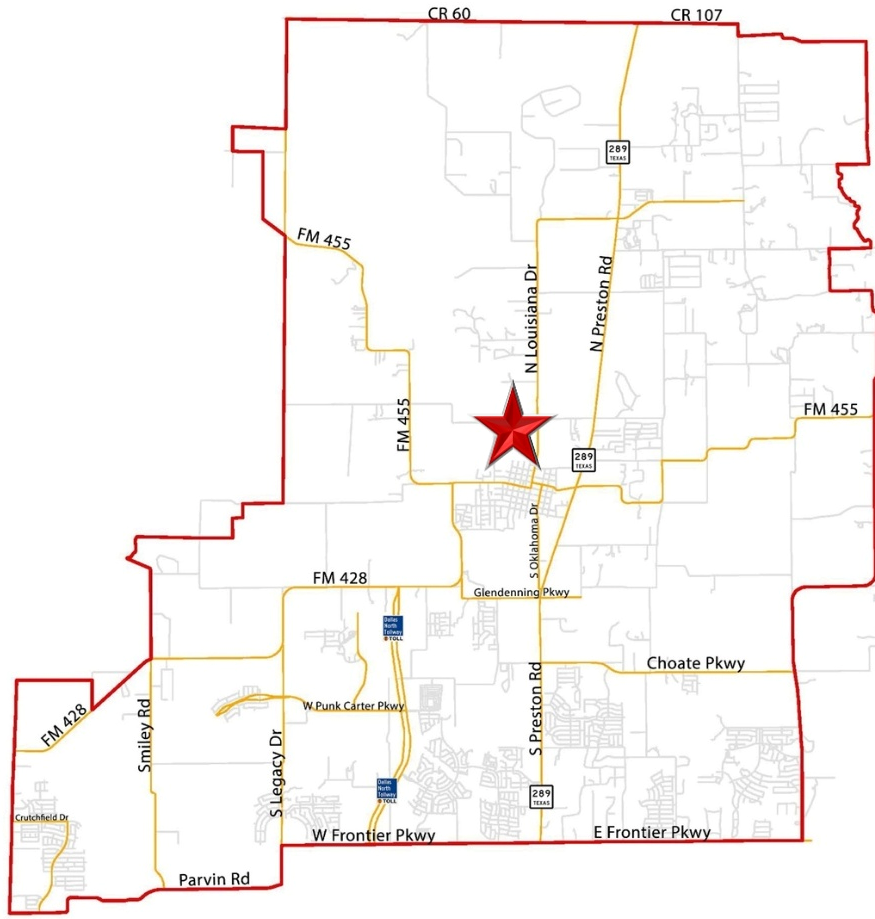


Uptown Commerce Center

Planned Development Amendment

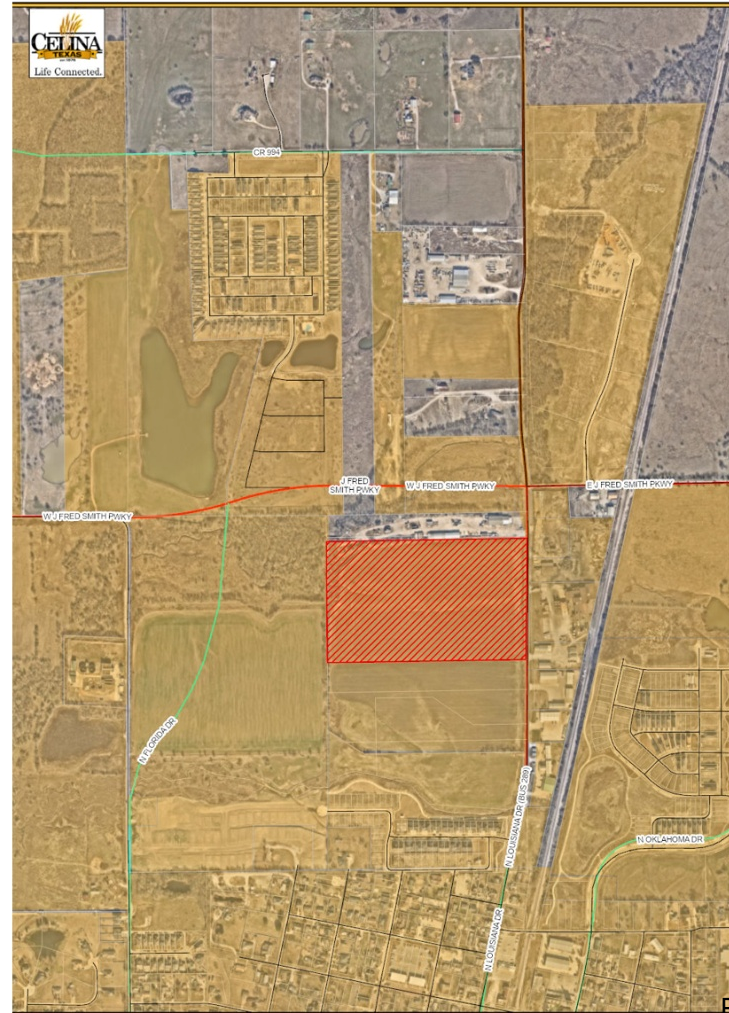
Planning & Zoning Commission

March 26, 2026



Location Map

The subject property is generally located at the southwest corner of Louisiana Drive and future J Fred Smith Parkway



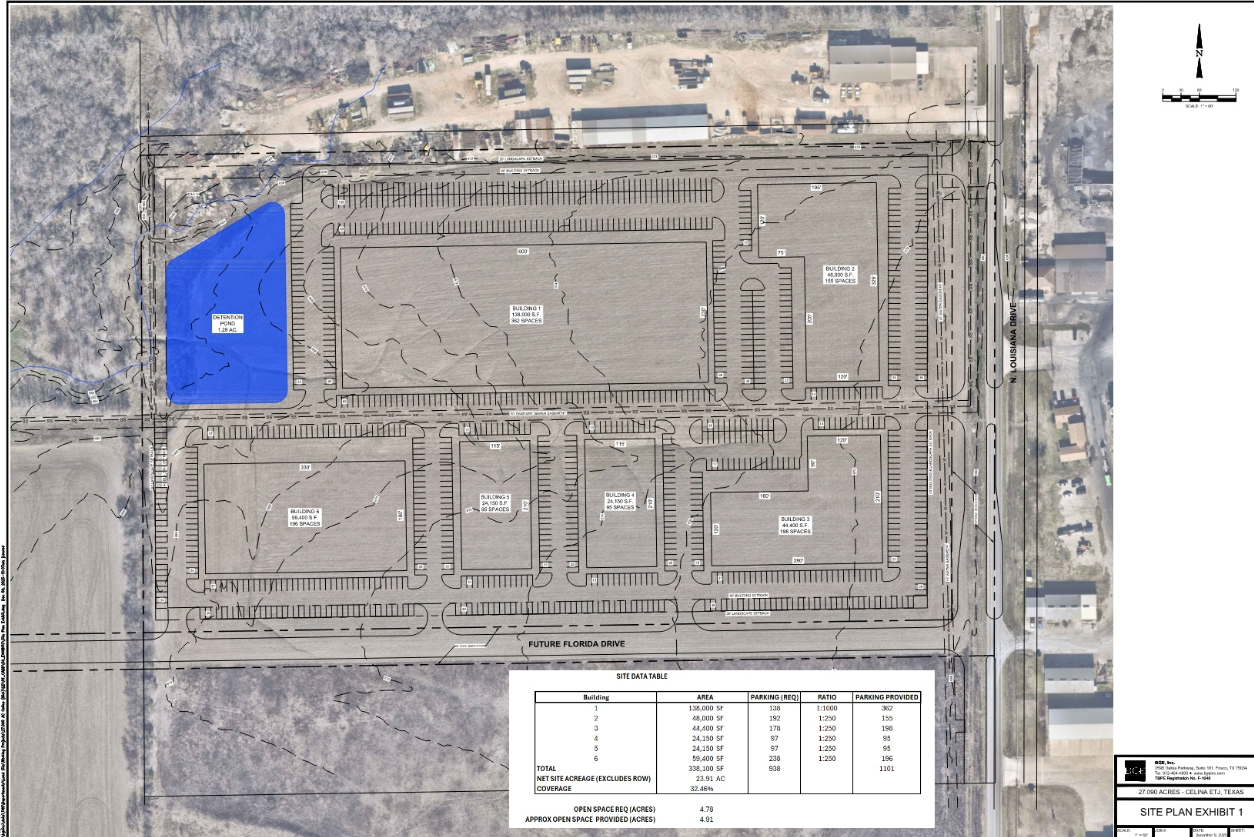
BACKGROUND

- The subject property is approximately 27 acres
- The property is currently within City limits and is zoned under a 2021 Planned Development (PD) No. 122 that designates the 52-acre tract as Area E, allowing single-family and multifamily residential uses with up to 20% Flex Use
- "Flex Use" is defined as the following allowed uses per the City Zoning Districts:
 - CF - Community Facilities
 - C- Commercial, Office & Retail
 - I - Industrial
- The applicant is proposing a commerce center composed of industrial and commercial buildings

PROJECT OVERVIEW

- The request is to amend the Planned Development to allow up to 100% industrial and commercial uses on 27 acres to develop a proposed commerce center
- Existing PD summary:
 - SF-A, SF-R, MF-0, MF-2, MF-3, Flex Use (Max 20% approx 10.5 acres)
 - To include a maximum of 750 units of MF-0, MF-2, and/or MF-3 (with a maximum of 250 units for MF-0)
- Proposed zoning:
 - 100% Flex Use (27 acres)
- Eliminating multifamily entitlements

CONCEPT PLAN



SITE DATA TABLE

Building	AREA	PARKING (REQ)	RATIO	PARKING PROVIDED
1	130,000 SF	130	1:1000	300
2	48,000 SF	150	1:230	150
3	44,000 SF	176	1:250	186
4	24,150 SF	97	1:250	95
5	24,150 SF	97	1:250	95
6	50,000 SF	238	1:210	156
TOTAL	350,000 SF	638		1161
NET SITE ACREAGE (EXCLUDES ROW)	23.91 AC			
COVERAGE	92.68%			
OPEN SPACE REQ (ACRES)	4.79			
APPROX OPEN SPACE PROVIDED (ACRES)	4.61			

CONCEPTUAL RENDERINGS

EXTERIOR FINISH LEGEND



04 EXTERIOR ELEVATION - OPTION 3 - EAST



03 EXTERIOR ELEVATION - OPTION 3 - NORTH



02 EXTERIOR ELEVATION - OPTION 3 - WEST



01 EXTERIOR ELEVATION - OPTION 3 - SOUTH

CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS



CONCEPTUAL RENDERINGS

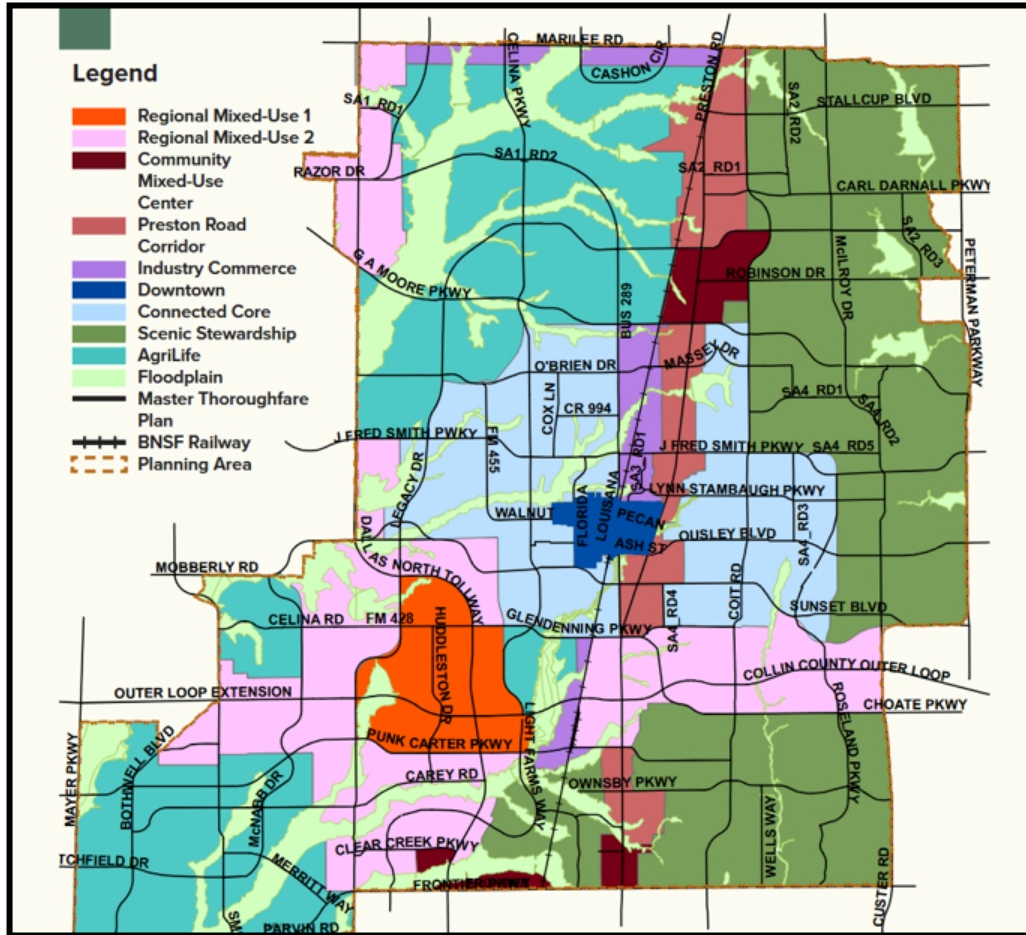


CONCEPTUAL RENDERINGS



POLICY CONSIDERATIONS

- 1 | Provides opportunities for office, service, and light industrial tenants
- 2 | Eliminates multifamily entitlement
- 3 | The FLUP (Future Land Use Plan) shows this area reserved for Connected Core development
- 4 | Neighboring properties
 1. North (heavy equipment/storage)
 2. South (Future Florida Dr. and multifamily) will not be negatively impacted
 3. West (SF-A, multifamily, or industrial)
 4. East (Louisiana Dr. and industrial properties)



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



Thank You!

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.

Area E: (28 acres) Allowed Uses – Max 100% - Flex Use

"Flex Use" is defined as the following allowed uses per the City Zoning Districts:

- a. CF - Community Facilities
- b. C- Commercial, Office & Retail
- c. I- Industrial



Life Connected.

Engineering
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Linda Majeed, Civil Engineer
CC: Kimberly Brawner, Assistant City Manager
Date: March 26, 2026
Re: Conduct a public hearing to consider and act upon a request for an amendment to Ordinance 2025-02 amending the City's Master Thoroughfare Plan and Map for a portion of Clear Creek Parkway and a portion of Florida Drive. (Master Thoroughfare Plan Amendment)

Action Requested:

Conduct a public hearing to consider and act upon a request for an amendment to Ordinance 2025-02 amending the City's Master Thoroughfare Plan and Map for a portion of Clear Creek Parkway and a portion of Florida Drive. (Master Thoroughfare Plan Amendment)

Background Information:

The purpose of the amendment is to match approved development plans (as of 3/1/2026) and to align with the Traffic Impact Analysis (TIA) performed for both portions of Clear Creek Parkway and Florida Drive. Please refer to the attachment for additional information.

Legal Review:

N/A

Supporting Documents:

1. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented



MASTER THOROUGHFARE PLAN (MTP) UPDATE 2026

Catherine A. Oduro, PE, CFM

Assistant Director of Engineering

March 26, 2026



Thoroughfare Plan

City of Celina

Legend

- Roundabout
- Thoroughfare Crossing**
- Grade Separated Crossings
- RR Grade Separated Crossings
- At Grade Crossings
- Thoroughfare Plan**
- 2LC 60' - 80' ROW***
- 4LD 90' - 100' ROW*
- 6LD 140' ROW*
- 6LD 120' ROW*
- 6LD-ALT 120' ROW
- Freeway 400' ROW
- Outer Loop 500' ROW
- City Limits
- ETJ Limits

Notes:

- * MAJOR ARTERIAL: 140' OR 160' ROW AT INTERSECTIONS
- ** MINOR ARTERIAL: 110' OR 120' ROW AT INTERSECTIONS
- *** MINOR COLLECTORS: TIA REQUIRED TO DETERMINE LOCATION AND CAPACITY



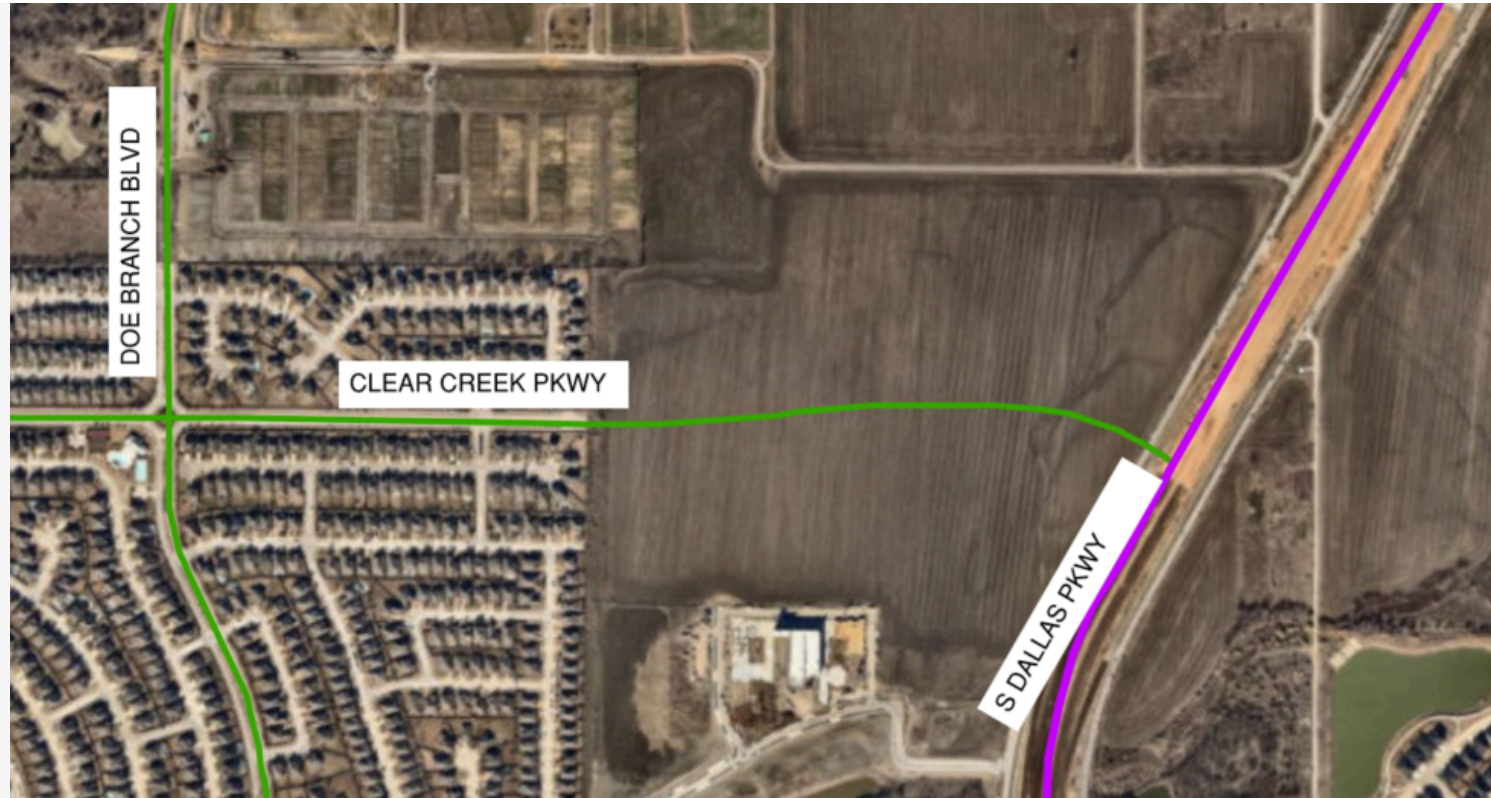
7/1/2025



PROPOSED UPDATES

- Match approved development plans (as of 3/1/2026).
- Align with Traffic Impact Traffic Impact Analysis (TIA) as performed.

CLEAR CREEK PARKWAY



Current Alignment

CLEAR CREEK PARKWAY



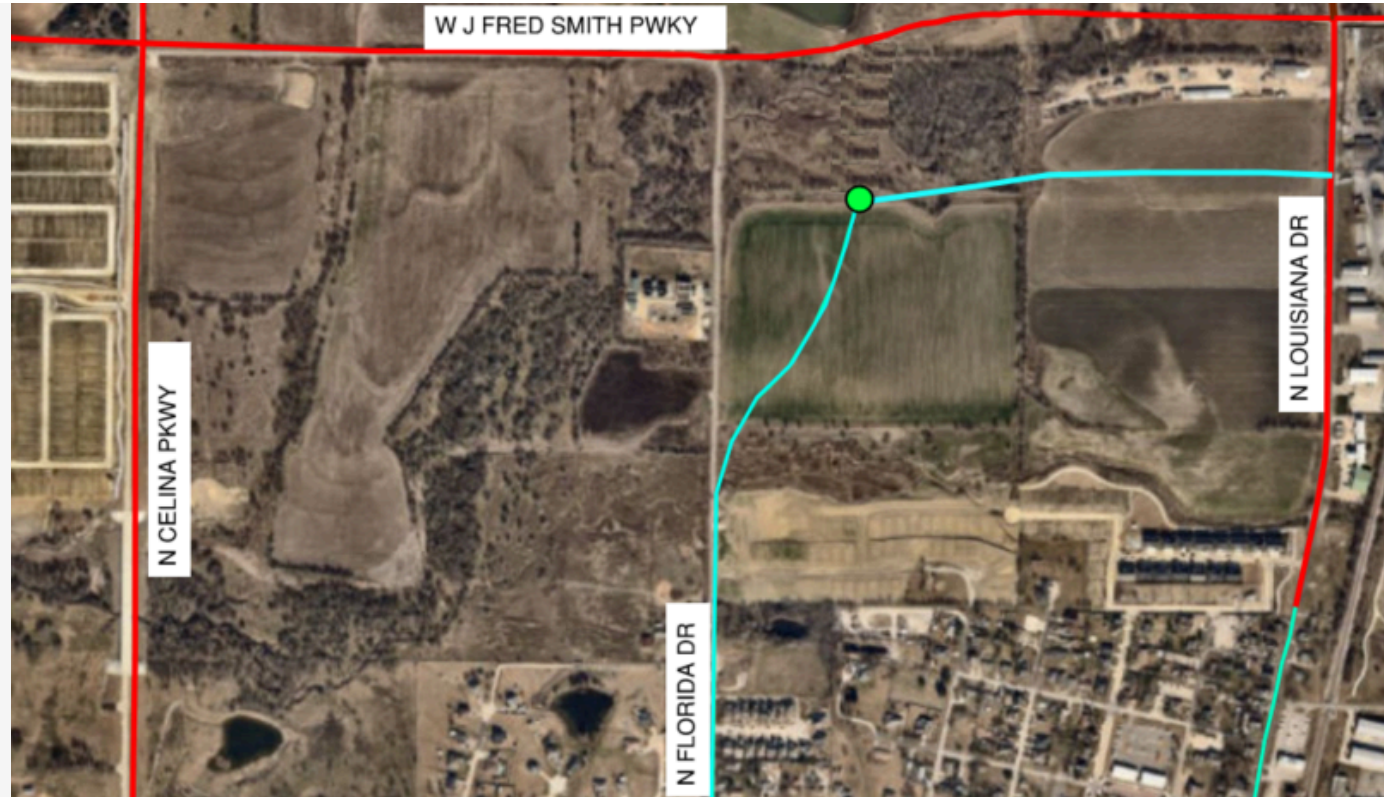
Proposed Alignment

FLORIDA DRIVE



Current Alignment

FLORIDA DRIVE



Proposed Alignment

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



Thank You!