



Life Connected.

AGENDA
PLANNING & ZONING COMMISSION REGULAR
MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, MAY 21, 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 United States 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 nine (9) 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.

Reconvene to the Council Chambers.
- IV. **PRESENTATIONS:**
 - A. Discussion regarding the Lighting Ordinance - Text Amendment.
- 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 April 16, 2026, Planning & Zoning Commission meeting.
- VI. **PUBLIC HEARING/ACTION:**
 - A. Conduct a public hearing to consider and act upon a request to amend an approximately 25 acre portion of Planned Development (PD) No. 80 with modified development standards; generally located at the northeast corner of Dallas Parkway and Frontier Parkway, within the City Limits. (Mac Haik Celina – PD Amendment)
 - B. Conduct a public hearing to consider and act upon a request to amend the City’s Code of Ordinances, by amending Chapter 14: Zoning, Article 14.04: Site Development Standards, Part Three: Screening Walls and Fences, and related sections of the Zoning Ordinance. (Text 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: May 21, 2026
Re: Discussion regarding the Lighting Ordinance - Text Amendment.

Action Requested:

Discussion regarding the Lighting Ordinance - Text Amendment.

Background Information:

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

Legal Review:

The City Attorneys have reviewed this request.

Supporting Documents:

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

Financial Consideration:

NA

Staff Recommendation:

NA



Lighting

Ordinance Update

Planning & Zoning Commission

May 21, 2026

BACKGROUND

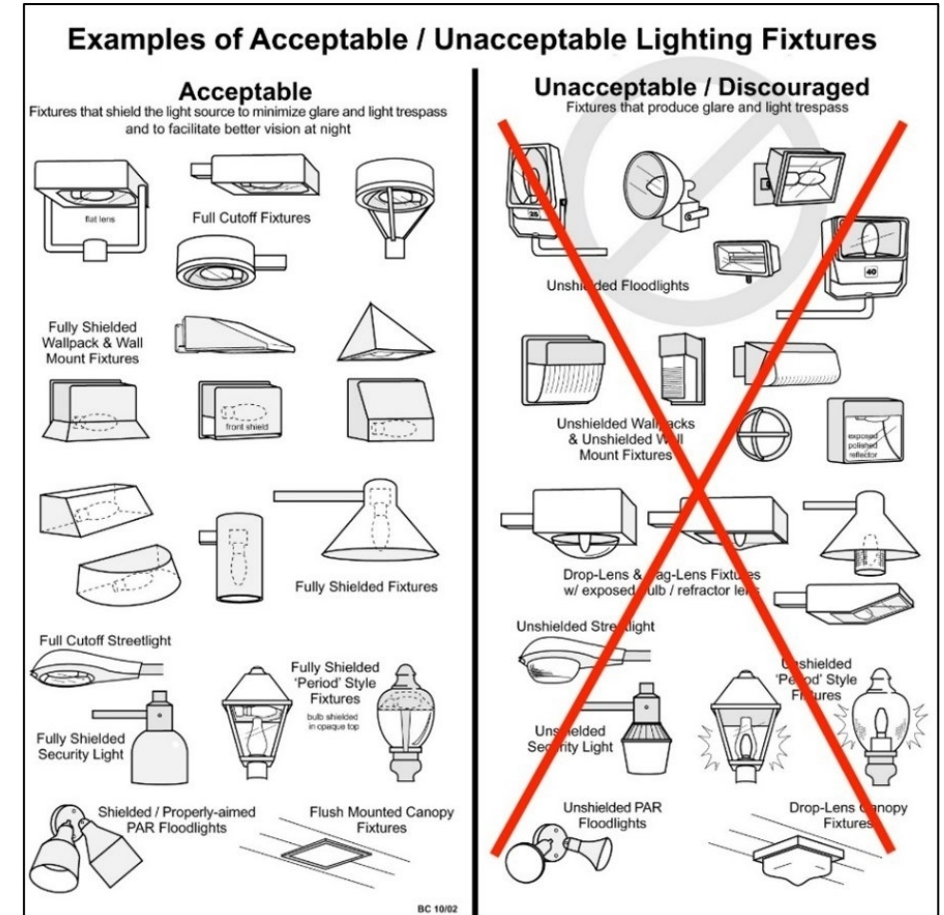
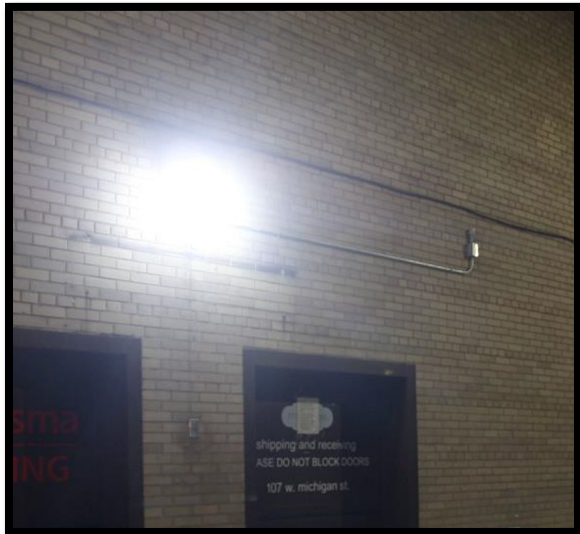
- Maintenance of existing ordinances is considered routine in order to maintain a healthy and functional regulatory framework
- Cleaner ordinance language saves time in permitting
- Lighting standards were adopted with the 2019 rewrite of the Zoning Ordinance
- Intended to provide adequate lighting in public spaces to ensure safety while minimizing light trespass and light pollution, and preserving the night sky as a natural resource for people's enjoyment

TIMELINE



LIGHTING OVERVIEW – LIGHT SOURCE

- Light sources shall be shielded and/or recessed so that no light source is visible (i.e. full cut-offs)
- Consistent with regional standard, except that Celina requires this of all lights, not just lights facing the ROW or highly visible lights



Source: National Park Service

LIGHTING OVERVIEW - POLES

- Light poles shall not exceed 30 feet in height, height except that light poles located within 100 feet of a residential district or use shall not exceed 20 feet in height
 - Consistent with regional standard
- Base pedestals taller than 6 inches shall be clad in masonry that matches the adjacent structures
 - Unique to Celina
- Prohibiting light poles within the required setbacks adjacent to residential
 - Proposed revision - unique to Celina





LIGHTING OVERVIEW - FOOTCANDLES

- **Celina Standard**
 - Lighting on multi-family zoned property should be an average of 3 footcandles, not to exceed 10 footcandles
 - Lighting on non-residential zoned property should be an average of 6 footcandles, not to exceed 15 footcandles
 - Lighting shall be 0 footcandles at property lines adjacent to single-family zoned property
 - Lighting shall be 3 footcandles at all other zoned property
- **Regional Standard**
 - Maximum 20 Footcandles
 - 0.25 Footcandles at property lines adjacent to single-family zoned districts
 - Up to 5 footcandles at all other zoned districts

Proposed:

- Reducing the non-residential illumination down to the multi-family standard to be more universal in application (simplicity) and so that new projects are dimmer

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 standards
- Updated standards to address community concerns

POLICY CONSIDERATIONS

- Resident feedback on new projects is for new development to be dimmer
- Celina's standards are already more restrictive than regional standards
- Proposed revisions include decreasing the allowed lighting on non-residential projects to decrease light pollution while still maintaining safe illumination levels
- Proposed revisions eliminate light poles from within the setback area adjacent to residential properties to further reduce potential conflict
- Cleaner ordinance language will improve the development process by increasing clarity and predictable outcomes

TIMELINE





Thank You!

ARTICLE IV – SITE DEVELOPMENT STANDARDS

PART FIVE, LIGHTING STANDARDS

Section 14.04.501 Lighting Administration.

- (a) **Purpose & Intent.** The purpose of this Section is to:
- (1) Provide adequate lighting in public spaces to ensure safety.
 - (2) Reduce the problems created by improperly designed and installed outdoor lighting.
 - (3) Eliminate problems of glare on operators of motor vehicles, pedestrians, and land uses.
 - (4) Minimize light trespass and light pollution.
 - (5) Reduce energy and financial costs of outdoor lighting by establishing regulations that limit the area onto which certain kinds of outdoor lighting fixtures may illuminate.
 - (6) Preserve the night sky as a natural resource and people’s enjoyment of looking at the sky and stars.
- (b) **Enforcement.** The Director of Development Services or his designee is hereby empowered and directed to administer and enforce the provisions of Part 5 “Lighting Standards” of this Zoning Ordinance.
- (c) **Applicability.**
- (1) **New uses, buildings & additions.** All proposed new land uses or change of uses, developments, buildings, structures, or building additions of thirty percent (30%) or more in terms of additional dwelling units, gross floor area, seating capacity, or other expansion, either with a single addition or cumulative additions subsequent to the effective date of this provision, shall meet the requirements of this Code for the entire property. For all building additions of less than thirty percent (30%) cumulative, the applicant shall only have to meet the requirements of this Code for any new outdoor lighting provided.
 - (2) **Nonconforming use change.** Whenever a nonconforming use, structure, or lot is abandoned for a period of 180 consecutive days and then changed to a new use according to the requirements of Section 14.03.601, *New and Unlisted Uses* of this Zoning Ordinance, then any existing outdoor lighting shall be reviewed and brought into compliance as necessary for the entire building, structure or premises, to the maximum extent possible as determined by the Director.
 - (3) **Prior to code adoption.** Exterior lighting luminaries in existence on the October 8, 2019 adoption shall be considered “legally nonconforming.” Such fixtures may be repaired, maintained, and replaced. The nonconforming bulbs within a fixture shall be replaced in conformance with this Section. However, exterior lighting luminaries existing on the October 8, 2019 adoption that are located on private non-residentially used property and are found to direct light or glare to residential properties may be declared a public nuisance if the level of illumination on residential property, which is caused by the luminaries, is greater than one-quarter (¼) foot-candle. Such fixtures shall be altered or replaced to reduce the level of illumination on the residential property to a one-quarter (¼) foot-candle within two (2) months of receiving a written notice of the violation from the City.
 - (4) **Fixture abandonment or damage.** In the event that an outdoor lighting fixture is abandoned or is damaged to the point of requiring repairs for safe operation, the repaired or replacement fixture shall comply with all the provisions of this Code.

Section 14.04.502 General Requirements.

The following standards shall apply to all exterior lighting except public street lighting and other lighting that is specifically exempted by this Section.

- (a) **Illumination Levels.**
- (1) Multi-family and non-residential uses should average no more than three (3) footcandles, and shall not exceed a maximum of ten (10) footcandles.
 - (2) Lighting under fuel canopies and car dealerships shall not exceed forty (40) footcandles. The remainder of the property shall comply with non-residential standards, above.

- (3) The Director may consider single purpose safety lighting, such as ATMs, sports facilities, and swimming pools, to be in conformance with applicable national and/or state guidelines.
 - (4) The Director may consider illumination levels contained in the *Illuminating Engineering Society of North America Lighting Handbook*, as amended from time to time, as a guide for providing minimum and safe illumination levels and measurement methods.
 - (5) Staff may provide a minor modification in order to provide minimal safety illumination.
- (b) **Trespass.** Outdoor lighting shall be designed, installed, and maintained to prevent excessive spill-over onto adjacent properties. Illumination levels measured at or beyond a property line shall not exceed the following:
- (1) Zero (0) footcandle where adjacent to single-family residential attached and single-family detached districts.
 - (2) Three (3) footcandles where adjacent to multi-family, commercial, agricultural, industrial districts, and rights-of-way.
 - (3) *Exception:* Illumination at interior property lines on contiguous lots in a multi-tenant, non-residential development may exceed the above criteria when necessary to provide safe and continuous operations of lighting of adjoining parking areas, fire lanes, public right-of-way, and interior access roadways.
 - (4) When a dispute arises regarding the district/use of an adjoining property and the allowed spill-over, the Director’s decision shall have the authority to issue an administrative interpretation after providing the parties an opportunity to present relevant information. The director shall base his interpretation on the following:
 - (1) Public safety considerations including pedestrian and vehicular safety;
 - (2) The minimum lighting levels reasonably necessary for the lawful use of the properties involved; and
 - (3) Applicable site planning and lighting design standards contained within Part 5 “Lighting Standards” of this zoning ordinance.

(c) **Light Pole Standards.**

- (1) Height. The maximum height for lighting standards (i.e. light poles) shall be measured from the grade, inclusive of the pedestal, to the top of the light fixture. In general, the maximum height for light poles shall be

Industrial zoning districts	35 feet
Industrial, multi-family, or non-residential district light poles located within 100 feet of a residential district or use	20 feet
Downtown zoning district	20 feet
All other light poles	30 feet

- (2) Parking lot light poles. All free-standing parking lot light poles shall have a maximum six (6) inch tall metal base. If a taller base is proposed, it shall be clad in Category A masonry that matches the primary building. All parking lot poles shall be placed within a landscaped area or other raised bed to distinguish it from the parking spaces and minimize vehicle contact.
 - (3) All light fixtures shall be of a black or bronze color or constructed of masonry to match the primary building.
- (d) **Requirements for Light Sources.**
- (1) Light sources or luminaries are prohibited in landscaped buffer areas and within required setback yard areas adjacent to single family residential, except on pedestrian walkways, hike & bike trails, and at site entrances.
 - (2) Light for outdoor advertising shall be designed to function as full cutoff-type of luminaries. Lighting intended for outdoor advertising shall be directed downward. The temporary use of lasers and spotlights that project light into the sky may be allowed, subject to the restrictions of temporary outdoor lighting in Section 14.04.503, *Temporary Outdoor Lighting*, below.
 - (3) All luminaries located in non-residential zoning districts shall be designed so that the light source (bulb or lamp) is completely shielded from direct view at a point five (5) feet above grade at the lot line.
 - (4) Wall lighting may be used to illuminate the pedestrian walkways, entrance areas, and yard areas within thirty (30) feet of the building. No roof lighting shall be used.
 - (5) All luminaries mounted on walls, including egress lighting, or on freestanding poles must be shielded, full cut-off, and be directed downward.

- (6) Lighting fixtures or sources of light that are a part of the canopy, including carports, should be recessed into the underside of the canopy with no drop-down or visible bulbs
- (7) Externally illuminated signs, advertising displays, billboards, building identification, and monument signs shall use top mounted light fixtures that shine light downward and that are fully shielded or upward with pin-pointed light which are fully shielded. Building address numbers should be backlit.
- (8) Outdoor light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a very narrow cone of light for the purpose of confining the light to the object of interest and minimize spill-light and glare.
- (9) Lighting within or around commercial windows meant to draw attention to the business is prohibited.
- (10) Building facades and architectural features of buildings may be floodlighted or otherwise highlighted when the following conditions are met:
 - i. Floodlight fixtures are equipped with shields and are located so as to limit the fixture's direct light distribution to the façade or feature being illuminated;
 - ii. The light source from any floodlight shall not be directly visible from adjacent properties; and
 - iii. The maximum luminance of any floodlighted surface shall not exceed the foot-candles specified in the Illuminating Engineering Society of North America Lighting Handbook for floodlighting surfaces.
- (11) All exterior lighting shall be LED.
- (12) All luminaries and light sources subject to this Section shall be maintained and kept in good working order.
- (13) Staff shall maintain a lighting guide including visuals of appropriate light fixtures.

Section 14.04.503 Temporary Outdoor Lighting.

- (a) Temporary outdoor lighting shall comply with Part 5 "Lighting Standards" of this Zoning Ordinance.
- (b) Non-conforming temporary outdoor lighting. An applicant may submit a detailed description and depiction of the proposed lighting plan to the director for review. Non-conforming temporary outdoor lighting may be permitted by the director only as part of a valid special events permit and in consideration of the following:
 - (1) Nature of the exemption;
 - (2) Public or private benefits that would result from temporary lighting;
 - (3) Placement and type of light fixtures;
 - (4) Safety or nuisance concerns; and
 - (5) Duration of operation.

Section 14.04.504 Photometric Plan.

- (a) **Required Plan.** A photometric or lighting plan illustrating the exterior lighting that is proposed or modified shall be submitted for review with the civil construction plans for all new non-residential development, including multi-family, prior to issuance of any construction permit. The submission shall contain, but not be limited to the following:
 - (1) Plans indicating the location of the exterior lighting on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices;
 - (2) Written description of the illuminating devices (including a visual depiction), fixture placement and specifications, pole heights, lamps, supports, reflectors, and other devices including, but not limited to, catalog cuts by manufacturers and drawings (including sections where required).
 - (3) Illumination values, in foot candles, for the subject property, as proposed.
 - (4) The photometric plan shall include a table which indicates the average foot candle measurement, the maximum foot candle measurement (at any hot spots), and the foot candle measurement at the property line.
 - (5) The City's standard notations shall be included on the photometric plan.
- (b) **Preparation of the Photometric Plan.** A certified engineer, architect, landscape architect, or lighting engineer/designer shall prepare the plan. The plan shall also contain a certification by the property owner or agent and the preparer of the plan that the exterior lighting depicted on the plan will comply with the requirements of this Ordinance after installation. Once the plan is approved by Planning staff, the exterior lighting of the property

shall be constructed and installed according to the approved plan.

- (c) **Additional Submission.** The above required plans, descriptions and data shall be sufficiently complete to enable the reviewer to readily determine whether compliance with the requirements of this Section will be secured. If such plans, descriptions and data cannot enable this ready determination, by reason of the nature or configuration or the devices, fixtures, or lamps proposed, the applicant shall additionally submit as evidence of compliance to enable such determination such certified reports of tests as will do so provided that these tests shall have been performed and certified by a recognized testing laboratory. The City may request a lighting survey prior to issuance of a Certificate of Occupancy or based upon a valid complaint through Code Enforcement for existing properties.
- (d) **Fixture substitution.** Should any outdoor light fixture need to be changed after a building permit and/or Certificate of Occupancy is issued, a change request shall be submitted to the director for review and approval prior to a substitution.

Section 14.04.505 Prohibited Lighting. The following are prohibited within the City of Celina:

- (a) **Design of Lighting.**
 - (1) "Cobra head" type lighting fixtures that are not shielded and having dished, convex, or "drop" lenses or refractors.
 - (2) Unshielded light sources, including bare bulbs above fifteen (15) watts.
 - (3) "Acorn" lighting.
 - (4) Decorative entrance lights, such as carriage lights, mounted on a wall adjacent to doorways may be allowed if the lighting does not constitute a nuisance. .
- (b) **Moving or Flashing Lighting.**
 - (1) Any lights that flash, move, revolve, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsation.
 - (2) Searchlights.
- (c) **Types of Lighting.**
 - (1) Exposed neon lighting, except for open/closed signs hanging inside a building's door or window.
 - (2) Mercury vapor luminaires.
 - (3) Low-pressure sodium (LPS) and high-pressure sodium (HPS) luminaires.
 - (4) Metal Halide luminaires.

Section 14.04.506 Exemptions. The following are exempt from the standards contained in the General Requirements section of the Lighting Standards:

- (a) **Decorative Seasonal Lighting.** The decorative seasonal lights shall be removed within a reasonable and customary time.
- (b) **Lighting for Single Family Residential.**
 - (1) the lamps have a power rating of less than or equal to seventy-five (75) watts;
 - (2) a cutoff component is incorporated in the design of the luminaries;
 - (3) the lighting level at the property line shall not exceed the maximum level specified within this Section; and
 - (4) the maximum lighting level at the property line may be exceeded in cases where the lamp is turned on and off by a motion sensor and the lamp is not on for a continuous period exceeding ten (10) minutes.
- (c) **Residential Party Lights for Social Gatherings.** Such temporary outdoor lighting includes, but are not limited to, strings of lights and lanterns.
- (d) **Translucent Signs.** Signs of the type constructed of translucent materials and wholly illuminated from within are exempt from the shielding requirement.
- (e) **Emergency Lighting.** Temporary emergency lighting used by police, fire fighters, or other emergency services, as well as all vehicular luminaries. Hazard warning luminaries, which are required by federal and state regulatory agencies.
- (f) **Outdoor Sports Fields.** Because of their unique requirement for nighttime visibility and their limited hours of operations, public and commercial ball diamonds, playing fields, and tennis courts, excluding HOA facilities, are exempt from the General Requirements of the Lighting Standards. Private ball diamonds, playing fields, and tennis courts on a single family lot built as an accessory use to the home on that lot are subject to the requirements of

this Section. Lighting for these public and commercial outdoor recreational uses shall be LED and shielded to minimize light and glare from spilling over onto residential properties.

- (g) ***Exceptions.*** The City may vary from the Lighting Standards for any municipal project or purpose, including any regulatory compliance.

Sections 14.04.507 – 14.04.600 Reserved.

ARTICLE IV – SITE DEVELOPMENT STANDARDS

PART FIVE, LIGHTING STANDARDS

Section 14.04.501 Lighting Administration.

- (a) **Purpose & Intent.** The purpose of this Section is to:
- (1) Provide adequate lighting in public spaces to ensure safety.
 - (2) Reduce the problems created by improperly designed and installed outdoor lighting.
 - (3) Eliminate problems of glare on operators of motor vehicles, pedestrians, and land uses.
 - (4) Minimize light trespass and light pollution.
 - (5) Reduce energy and financial costs of outdoor lighting by establishing regulations that limit the area onto which certain kinds of outdoor lighting fixtures may illuminate.
 - (6) Preserve the night sky as a natural resource and people’s enjoyment of looking at the sky and stars.
- (b) **Enforcement.** The Director of Development Services or his designee is hereby empowered and directed to administer and enforce the provisions of Part 5 “Lighting Standards” of this zoning ordinance~~this Section relating to outdoor lighting.~~
- (c) **Applicability.**
- (1) New uses, buildings & additions. All proposed new land uses or change of uses, developments, buildings, structures, or building additions of thirty percent (30%) or more in terms of additional dwelling units, gross floor area, seating capacity, or other expansion, either with a single addition or cumulative additions subsequent to the effective date of this provision, shall meet the requirements of this Code for the entire property. For all building additions of less than thirty percent (30%) cumulative, the applicant shall only have to meet the requirements of this Code for any new outdoor lighting provided.
 - (2) Nonconforming use change. Whenever a nonconforming use, structure, or lot is abandoned for a period of 180 consecutive days and then changed to a new use according to the requirements of Section 14.03.601, *New and Unlisted Uses* of the Zoning Ordinance, then any existing outdoor lighting shall be reviewed and brought into compliance as necessary for the entire building, structure or premises, to the maximum extent possible as determined by the Director.
 - (3) Prior to code adoption. Exterior lighting luminaries in existence on the ~~effective date of this Ordinance~~October 8, 2019 adoption shall be considered “legally nonconforming.” Such fixtures may be repaired, maintained, and replaced. The nonconforming bulbs within a fixture shall be replaced in conformance with this Section. However, exterior lighting luminaries existing on the ~~effective date of this Ordinance~~October 8, 2019 adoption that are located on private non-residentially used property and are found to direct light or glare to residential properties may be declared a public nuisance if the level of illumination on residential property, which is caused by the luminaries, is greater than one-quarter (¼) foot-candle. Such fixtures shall be altered or replaced to reduce the level of illumination on the residential property to a one-quarter (¼) foot-candle within two (2) months of receiving a written notice of the violation from the City.
 - (4) Fixture abandonment or damage. In the event that an outdoor lighting fixture is abandoned or is damaged to the point of requiring repairs for safe operation, the repaired or replacement fixture shall comply with all the provisions of this Code.

Section 14.04.502 General Requirements.

The following standards shall apply to all exterior lighting except public street lighting and other lighting that is specifically exempted by this Section.

- (a) **Illumination Levels.**
- (1) Multi-family ~~and non-residential~~ residential uses should average no more than three (3) footcandles, and shall not exceed with a maximum of ten (10) footcandles.
 - ~~(2) Non-residential uses, including parking lots, should average no more than six (6) footcandles, with a maximum of fifteen (15) footcandles.~~

- (2) Lighting under fuel canopies ~~(such as service stations)~~ and car dealerships shall not exceed forty (40) footcandles. The remainder of the property shall comply with non-residential standards, above.
- (3) The Director may consider single purpose safety lighting, such as ATMs, sports facilities, and swimming pools, to be in conformance with applicable national and/or state guidelines.
- ~~(4) Each new development shall adequately illuminate all public parking, site entrances, and pedestrian areas, including perimeter sidewalks at all times, even if the primary use is a day time only use.~~
- ~~(4) The Director may consider~~ illumination levels contained in the *Illuminating Engineering Society of North America Lighting Handbook*, as amended from time to time, ~~shall be used~~ as a guide for providing minimum and safe illumination levels and measurement methods.
- (5) Staff may provide a minor modification in order to provide minimal safety illumination.

(b) ~~**Spill-OverTrespass.** Outdoor lighting shall be designed, installed, and maintained to prevent excessive spill-over onto adjacent properties. Illumination levels measured at or beyond a property line shall not exceed the followingThe limit of illumination on neighboring property from one establishment shall be based on the zoning and/or use of the neighboring property. Maximum computed maintained and maximum measured footcandles at the neighboring property line shall not exceed:~~

- (1) Zero (0) footcandle ~~for where adjacent to~~ single-family residential attached and single-family detached districts.
- (2) Three (3) footcandles ~~for where adjacent to~~ multi-family, commercial, agricultural, ~~and~~ industrial districts, and rights-of-way.
- (3) *Exception:* Illumination at interior property lines on contiguous lots in a multi-tenant, non-residential development may exceed the above criteria when necessary to provide safe and continuous operations of constant lighting of adjoining parking areas, fire lanes, public right-of-way, and interior access roadways ~~as determined by the Director.~~

When a dispute arises regarding the district/use of an adjoining property and the allowed spill-over, the Director's decision shall have the authority to issue an administrative interpretation after providing the parties an opportunity to present relevant information. The director shall base his interpretation on the following:'s decision shall be binding.

- (1) Public safety considerations including pedestrian and vehicular safety;
- (2) The minimum lighting levels reasonably necessary for the lawful use of the properties involved; and
- (3) Applicable site planning and lighting design standards contained within Part 5 "Lighting Standards" of this zoning ordinance.

(4) ~~be binding.~~

(c) **Light Pole Standards.**

(1) Height. . The maximum height for Lighting standards (i.e. light poles) shall be measured from the grade, inclusive of the pedestal, to sized in such a manner that the top of any the light fixtureluminary. In general, the maximum height for light poles shall beLighting standards (i.e. poles) shall be sized

<u>Industrial zoning districts</u>	<u>35 feet</u>
<u>Industrial, multi-family, or non-residential district light poles located within 100 feet of a residential district or use</u>	<u>20 feet</u>
<u>Downtown zoning district</u>	<u>20 feet</u>
<u>All other light poles</u>	<u>30 feet</u>

~~in such a manner that the top of any luminary does not exceed thirty (30) feet above adjacent grade. Lighting standards in Industrial-zoned districts may be thirty five (35) feet in height. However, where any industrial, multi family, or non-residential district light poles are located within 100 feet of a residential district or use, the maximum allowed height is twenty (20) feet. Within the OT, Old Town zoning district, the maximum permitted pole height is twenty (20) feet.~~

(2) Parking lot light poles. All free-standing parking lot light poles shall have a maximum six (6) inch tall metal base. If a ~~tallerlarger~~ base is proposed, it shall be clad in Category A masonry that matches the ~~adjacent~~

~~structures~~primary building. All parking lot poles shall be placed within a landscaped area or other raised bed to distinguish it from the parking spaces and minimize vehicle contact.

~~(2)(3)~~ All light fixtures shall be of a black or bronze color or constructed of masonry to match the primary building.

(d) **Requirements for Light Sources.**

(1) Light sources or luminaries are prohibited in landscaped buffer areas and within required setback yard areas adjacent to single family residential, except on pedestrian walkways, hike & bike trails, and at site entrances.

~~(2)~~ Light for outdoor advertising shall be designed to function as full cutoff-type of luminaries. Lighting intended for outdoor advertising shall be directed downward. The temporary use of lasers and spotlights that project light into the sky may be allowed, subject to the restrictions of temporary outdoor lighting in Section 14.04.503, Temporary Outdoor Lighting, below.

(3) All luminaries located ~~on in~~ non-residential ~~properties-zoning districts~~ shall be designed so that the light source (bulb or lamp) is completely shielded from direct view ~~of at a point three (3) feet above grade on the lot line abutting a residential property. In all other instances, the light source must be completely shielded from direct view of~~ at a point five (5) feet above grade at the lot line.

(4) Wall lighting may be used to illuminate the pedestrian walkways, entrance areas, and yard areas within thirty (30) feet of the building. No roof lighting shall be used.

~~(5)~~ All luminaries mounted on walls, including egress lighting, or on freestanding poles must be shielded, full cut-off, and be directed downward.

~~(5)(6)~~ Lighting fixtures or sources of light that are a part of the canopy, including carports, should be recessed into the underside of the canopy with no drop-down or visible bulbs

~~(6)(7)~~ Externally illuminated signs, advertising displays, billboards, building identification, and monument signs shall use top mounted light fixtures that shine light downward and that are fully shielded or upward with pin-pointed light which are fully shielded. Building address numbers should be backlit.

~~(7)(8)~~ Outdoor light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a very narrow cone of light for the purpose of confining the light to the object of interest and minimize spill-light and glare.

~~(8)(9)~~ Lighting within or around commercial windows meant to draw attention to the business is prohibited.

~~(9)(10)~~ Building facades and architectural features of buildings may be floodlighted or otherwise highlighted when the following conditions are met:

- i. floodlight fixtures are equipped with shields and are located so as to limit the fixture's direct light distribution to the façade or feature being illuminated;
- ii. ~~properties~~ The light source from any floodlight shall not be directly visible from adjacent properties~~the configuration of the floodlight installation shall block all view to the floodlight fixture's lamp from adjacent properties;~~ and
- iii. the maximum luminance of any floodlighted surface ~~does shall~~ not exceed the foot-candles specified in the Illuminating Engineering Society of North America Lighting Handbook for floodlighting surfaces.

~~(11)~~ All exterior lighting shall be LED.

~~(12)~~ All luminaries and light sources subject to this Section shall be maintained and kept in good working order.

~~(10)(13)~~ Staff shall maintain a lighting guide including visuals of appropriate light fixtures.

Section 14.04.503 Temporary Outdoor Lighting. ~~Any temporary outdoor lighting that conforms to the requirements of this Section shall be allowed. Non-conforming temporary outdoor lighting may be permitted by the Director only as part of a valid Special Events Permit.~~

~~(a)~~ Temporary outdoor lighting shall comply with Part 5 "Lighting Standards" of this Zoning Ordinance.

~~(b)~~ Non-conforming temporary outdoor lighting. An applicant may submit a detailed description and depiction of the proposed lighting plan to the director for review. Non-conforming temporary outdoor lighting may be permitted by the director only as part of a valid special events permit-and in consideration of the following:

(1) Nature of the exemption;

(2) Public or private benefits that would result from temporary lighting;

(3) Placement and type of light fixtures;

(4) Safety or nuisance concerns; and

(1)(5) Duration of operation.

Section 14.04.504 Photometric Plan.

- (a) **Exterior Lighting Required Plan.** A photometric or lighting plan illustrating the exterior lighting that is proposed or modified shall be submitted ~~to the Development Services Department for review with the civil construction plans for all new non-residential development, including multi-family, prior to issuance of any construction permit.~~ The submission shall contain, but not be limited to the following:
- (1) Plans indicating the location of the exterior lighting on the premises, and the type of illuminating devices, fixtures, lamps, supports, reflectors, and other devices;
 - (2) Written description of the illuminating devices (including a visual depiction), fixture placements and specifications, pole heights, lamps, supports, reflectors, and other devices including, but not limited to, catalog cuts by manufacturers and drawings (including sections where required).
 - (2)(3) Illumination values, in foot candles, for the subject property, as proposed.
 - (4) The photometric plan shall include a table which indicates the average foot candle measurement, the maximum foot candle measurement (at any hot spots), and the foot candle measurement at the property line.
 - (3)(5) The City's standard notations shall be included on the photometric plan.
- (b) **Preparation of the Photometric Plan.** A certified engineer, architect, landscape architect, or lighting engineer/designer shall prepare the plan. The plan shall also contain a certification by the property owner or agent and the preparer of the plan that the exterior lighting depicted on the plan will comply with the requirements of this Ordinance after installation. Once the plan is approved by ~~the Development Services~~ Planning staff, the exterior lighting of the property shall be constructed and installed according to the approved plan.
- (c) **Additional Submission.** The above required plans, descriptions and data shall be sufficiently complete to enable the reviewer to readily determine whether compliance with the requirements of this Section will be secured. If such plans, descriptions and data cannot enable this ready determination, by reason of the nature or configuration or the devices, fixtures, or lamps proposed, the applicant shall additionally submit as evidence of compliance to enable such determination such certified reports of tests as will do so provided that these tests shall have been performed and certified by a recognized testing laboratory. The City may request a lighting survey prior to issuance of a Certificate of Occupancy or based upon a valid complaint through Code Enforcement for existing properties.
- (e)(d) Fixture substitution. Should any outdoor light fixture need to be changed after a building permit and/or Certificate of Occupancy is issued, a change request shall be submitted to the director for review and approval prior to a substitution.

Section 14.04.505 Prohibited Lighting. The following are prohibited within the City of Celina:

- (a) **Design of Lighting.**
- (1) "Cobra head" type lighting fixtures that are not shielded and having dish, convex, or "drop" lenses or refractors ~~which house light sources other than incandescent light sources.~~
 - (2) Unshielded light sources, including bare bulbs above fifteen (15) watts.
 - (3) "Acorn" lighting.
 - (4) Decorative entrance lights, such as carriage lights, mounted on a wall adjacent to doorways may be allowed if the lighting does not constitute a nuisance. ~~by the Director in spite of not meeting the design requirements listed herein.~~
- (b) **Moving or Flashing Lighting.**
- (1) Flickering or flashing lights ~~Any lights that flash, move, revolve, rotate, scintillate, blink, flicker, vary in intensity or color, or use intermittent electrical pulsation.~~
 - (2) Searchlights.
- (c) **Types of Lighting.**
- (1) Exposed neon lighting, except for open/closed signs hanging inside a building's door or window.

- (2) Mercury vapor luminaires.
- (3) Low-pressure sodium (LPS) and high-pressure sodium (HPS) luminaires.
- (4) Metal Halide luminaires.

Section 14.04.506 Exemptions. The following are exempt from the standards contained in ~~this Ordinance~~ the General Requirements section of the Lighting Standards:

- (a) **Decorative Seasonal Lighting**. The decorative seasonal lights shall be removed within a reasonable and customary time.
- (b) **Lighting for Single Family ~~Detached or Single Family Attached Residential~~**.
 - (1) the lamps have a power rating of less than or equal to seventy-five (75) watts;
 - (2) a cutoff component is incorporated in the design of the luminaries;
 - (3) the lighting level at the property line shall not exceed the maximum level specified within this Section; and
 - ~~(4)~~ the maximum lighting level at the property line may be exceeded in cases where the lamp is turned on and off by a motion sensor and the lamp is not on for a continuous period exceeding ten (10) minutes.
- (c) **Residential Party Lights for Social Gatherings**. Such temporary outdoor lighting includes, but are not limited to, strings of lights and lanterns.
- (d) **Translucent Signs**. Signs of the type constructed of translucent materials and wholly illuminated from within are exempt from the shielding requirement.
- (e) **Emergency Lighting**. Temporary emergency lighting used by police, fire fighters, or other emergency services, as well as all vehicular luminaries. Hazard warning luminaries, which are required by federal and state regulatory agencies.
- (f) **Outdoor Sports Fields**. Because of their unique requirement for nighttime visibility and their limited hours of operations, public and commercial ball diamonds, playing fields, and tennis courts, excluding HOA facilities, are exempt from the ~~general standards of this section~~ General Requirements of the Lighting Standards. Private ball diamonds, playing fields, and tennis courts on a single family lot built as an accessory use to the home on that lot are subject to the requirements of this Section. Lighting for these public and commercial outdoor recreational uses shall be LED and shielded to minimize light and glare from spilling over onto residential properties.
- (g) **Exceptions**. The City may vary from ~~these requirements~~ the Lighting Standards for any municipal project or purpose, including any regulatory compliance.

Sections 14.04.507 – 14.04.600 Reserved.



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MINUTES
PLANNING & ZONING COMMISSION REGULAR
MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, APRIL 16, 2026
5:00 PM

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Chair Bain called the meeting to order at 5:00 PM, and led those present in a salute to the United States and Texas flags.

Members Present:

Chair Shawn Bain
Vice Chair Bryan Poche
Commissioner Alan Upchurch
Commissioner Daniel Trigo
Commissioner Jason Laumer
Commissioner Ryan Samuelson

Members Absent:

Commissioner Michael Dawson

Staff Present:

Director of Development Services, Dusty McAfee
Assistant Director of Development Services, Madhuri Mohan
Planning Manager, Craig Fisher
Principal Planner, Victoria Kiker Simpson
Principal Planner, Sandra Green
Senior Planner, Haley Yansky
Planning Tech, Jamie Whisenhunt

II. OPEN FORUM:

No one wished to speak during Open Forum.

III. WORKSESSION:

No items were presented.

IV. CONSENT AGENDA:

- A. Minutes Approval:
 - 1. Minutes from the March 26, 2026, Planning & Zoning Commission meeting.

Upon a motion by Commissioner Laumer and a second by Commissioner Poche, the Commission voted six (6) for and none (0) opposed to approve the minutes of the March 26th Planning & Zoning Commission meeting. The motion carried 6-0.

V. 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 Assembly, Other use on an approximately .24 acre portion of an overall 4 acre tract; generally located approximately 890 feet north of Frontier Parkway and 850 feet east of Preston Road, within the City Limits. (Preston Corner Lot 8 – Building 3 Event Center – Specific Use Permit)

Haley Yansky, Senior Planner, presented the staff report.

Chair Bain opened the Public Hearing at 5:22 PM.

No one wished to speak.

Chair Bain closed the Public Hearing at 5:22 PM.

Upon a motion by Commissioner Upchurch and a second by Commissioner Samuelson, the Commission voted six (6) for and none (0) opposed to approve the item. The motion carried 6-0.

- B. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a Child Care Center, Primary use on approximately 2 acres; generally located approximately 500 feet north of Glendenning Parkway and 450 feet east of Preston Road, within the City Limits. (Child Care Center (Preston Glendenning) – Specific Use Permit)

Victoria Kiker Simpson, Principal Planner, stated that the applicant withdrew this item.

Chair Bain opened the Public Hearing at 5:23 PM.

No one wished to speak.

Chair Bain closed the Public Hearing at 5:24 PM.

No action was taken.

VI. ADJOURNMENT:

Chair Bain adjourned the meeting at 5:24 PM.

Approved on the 21st day of May 2026.

Chair

Staff Liaison



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: Planning and Zoning Commission
From: Haley Yansky, Senior Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: May 21, 2026
Re: Conduct a public hearing to consider and act upon a request to amend an approximately 25 acre portion of Planned Development (PD) No. 80 with modified development standards; generally located at the northeast corner of Dallas Parkway and Frontier Parkway, within the City Limits. (Mac Haik Celina – PD Amendment)

Action Requested:

Conduct a public hearing to consider and act upon a request to amend an approximately 25 acre portion of Planned Development (PD) No. 80 with modified development standards; generally located at the northeast corner of Dallas Parkway and Frontier Parkway, within the City Limits. (Mac Haik Celina – PD Amendment)

Background Information:

The subject property is approximately 25 acres. The property is currently within City Limits and was originally zoned in 2017 as Planned Development (PD) No. 80, and subsequently amended in 2021 and 2023. The applicant is proposing to amend a portion of the PD to allow for a new car dealership (Mac Haik Chevrolet). The subject property is located in the Dallas North Tollway Overlay District (DNTO) Suburban subzone, which allows for most commercial, office, and light industrial uses that are typically found along major arterials and allows for greater latitude with design of individual sites as compared to the High-Rise subzone. Please refer to the attachments for additional information.

Legal Review:

N/A

Supporting Documents:

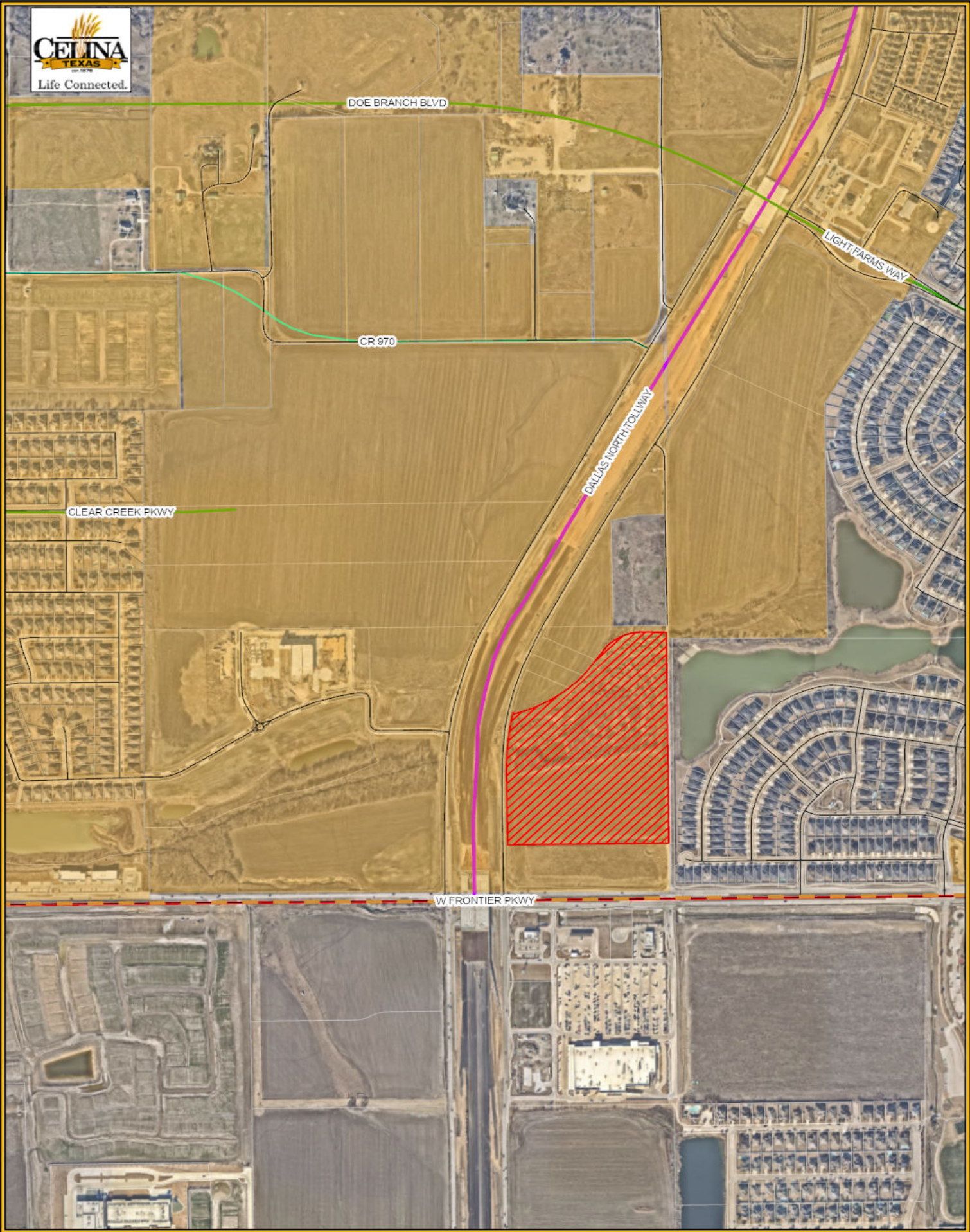
1. Location Map
2. Staff Presentation
3. Draft Development Standards

Financial Consideration:





N/A

Staff Recommendation:

Staff recommends approval, as presented, but without the exceptions for architectural relief and tree mitigation relief.

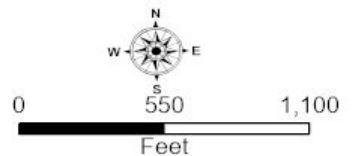


Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**26-Z-02 - Mac Haik Celina
Location Map
City of Celina**

4/20/2026



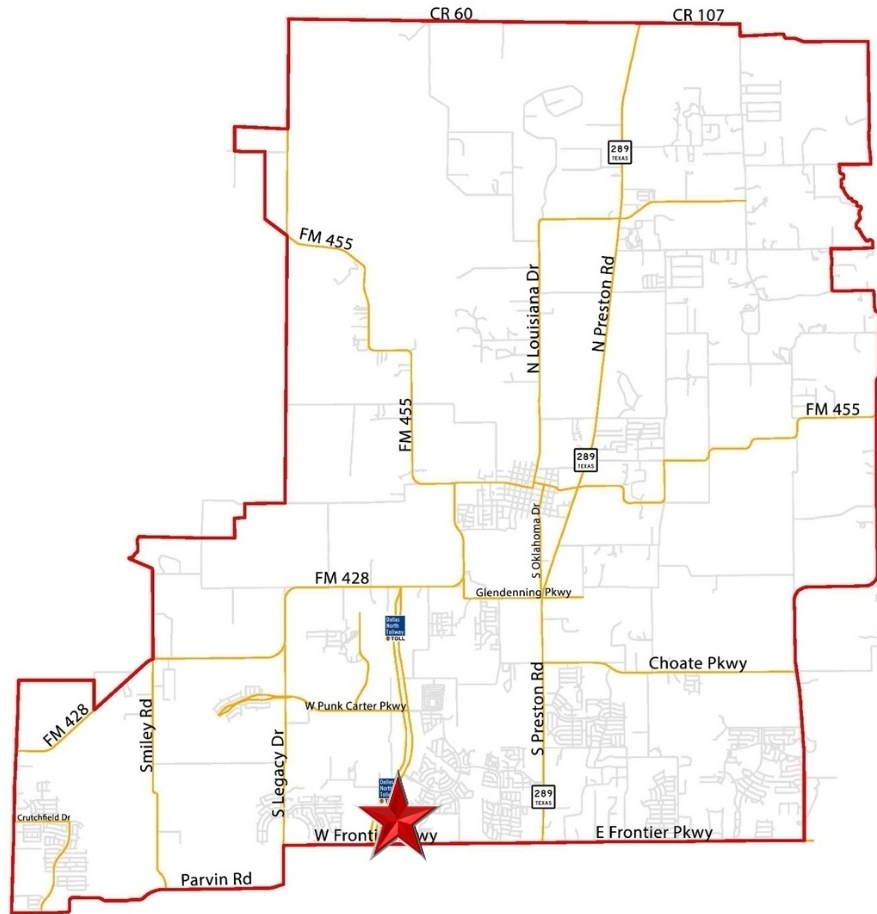


Mac Haik Chevrolet

Planned Development Amendment

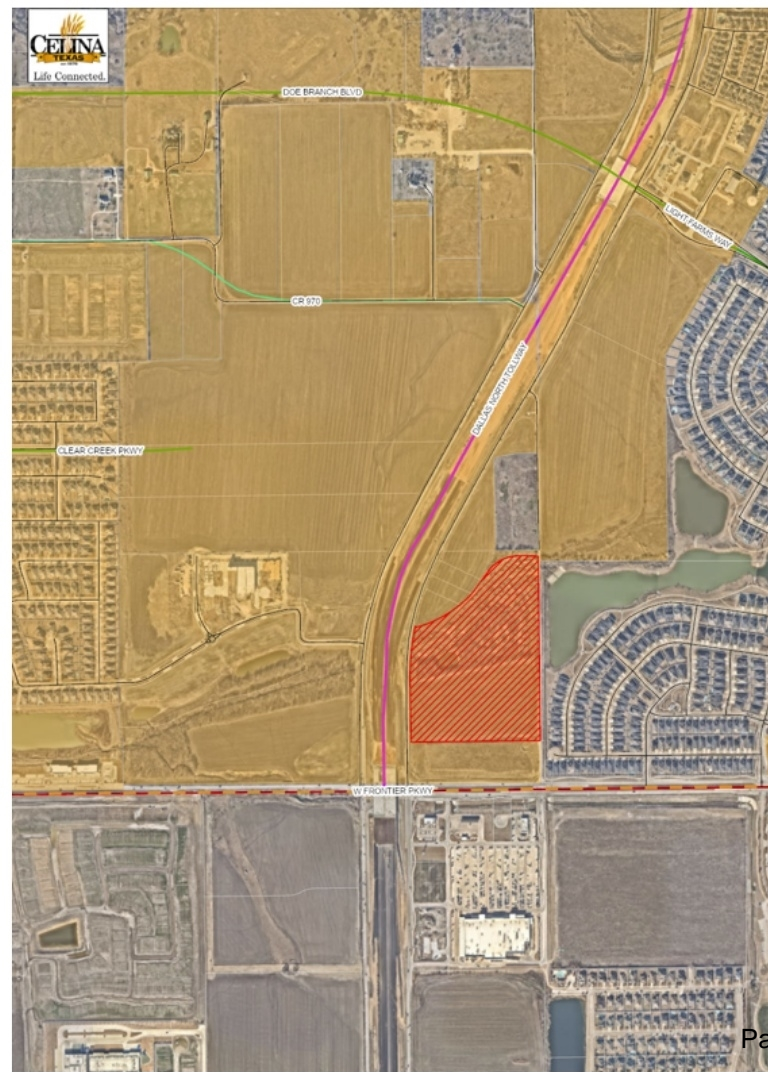
Planning & Zoning Commission

May 21, 2026



Location Map

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

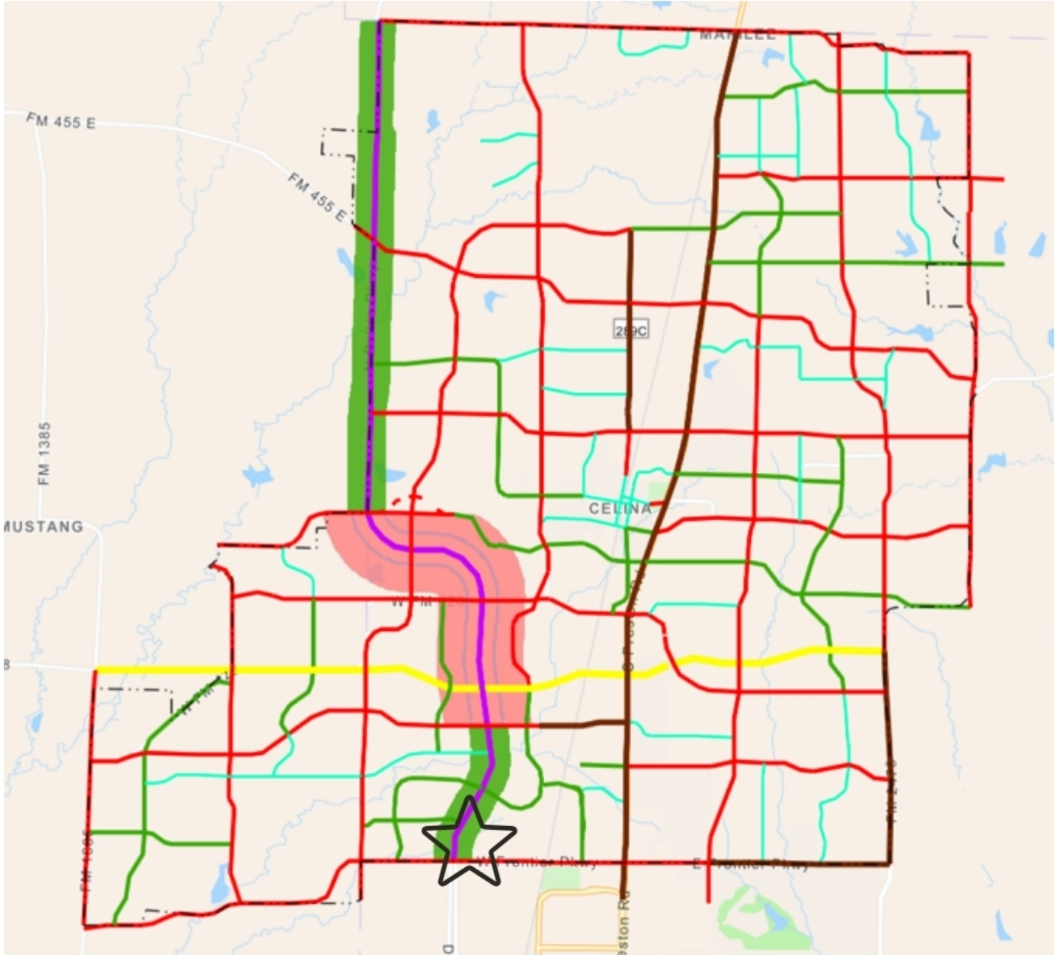


BACKGROUND

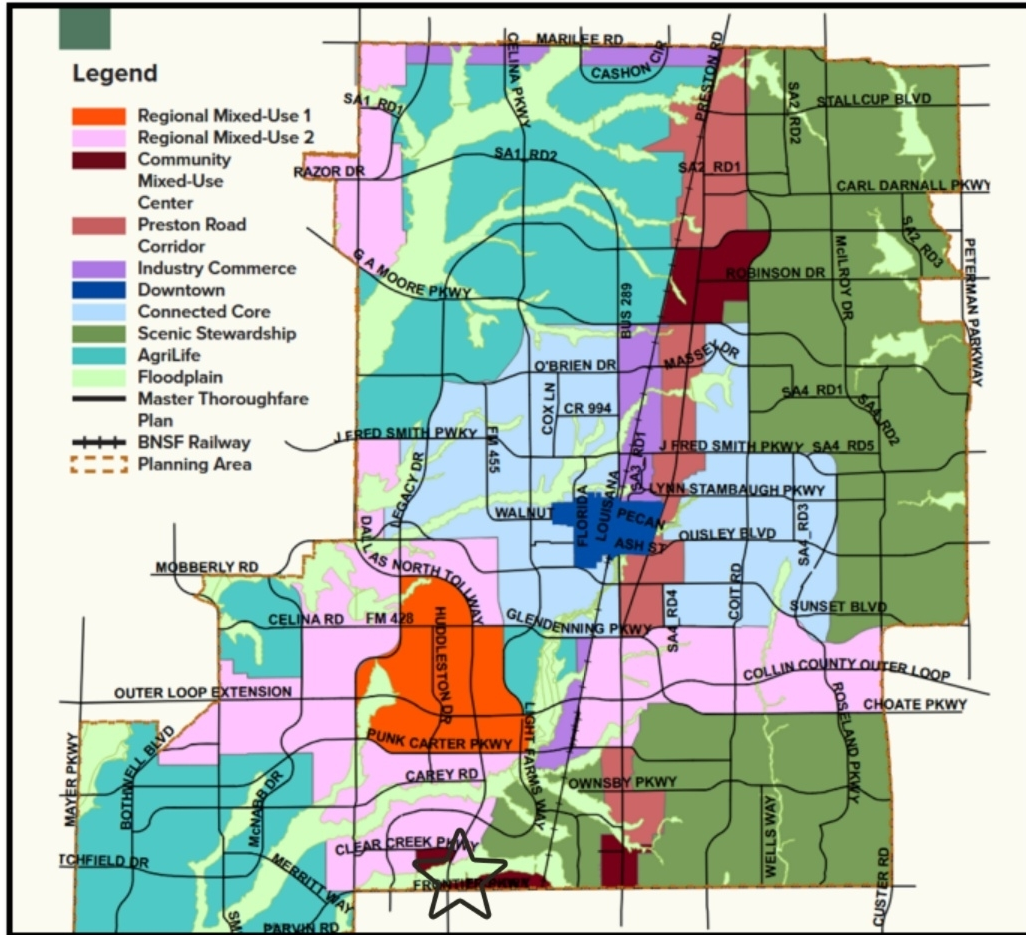
- The subject property is approximately 25 acres
- The property is currently within City limits and is zoned under a 2017 Planned Development (PD) No. 80, amended in 2021 and 2023, which allows for mixed-use
- The applicant is proposing a new automotive dealership
- Car dealerships are not allowed per the current zoning
- The subject property is located in the Dallas North Tollway Overlay District (DNTO) Suburban subzone, which allows for most commercial, office, and light industrial uses that are typically found along major arterials and to allow greater latitude with design of individual sites than in the High-Rise subzone

ENTITLEMENT OVERVIEW

- New Auto Sales are not allowed “by right” in Celina other than in Industrial zoning districts
- PD/SUP is required for dealerships on land that is zoned commercial, retail, office, DNTO, or CCOL
- The applicant is proposing a new automotive dealership
- The DNTO (Dallas North Tollway Overlay) allows new car dealerships in the Suburban subzone with an SUP or amended PD
- The FLUP (Future Land Use Plan) shows this area reserved for Community Mixed-Use Center development



- High Rise Zone - 2500 ft
- Suburban Zone - 1000 ft

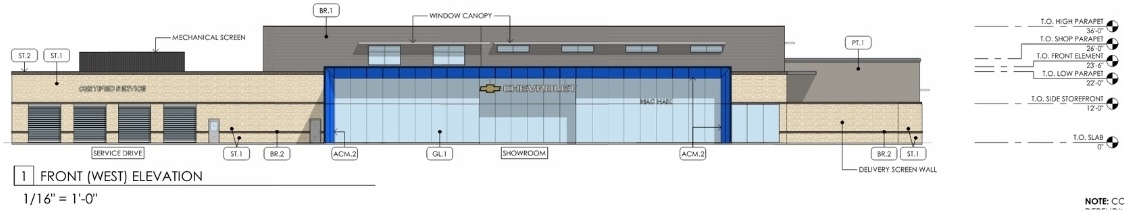
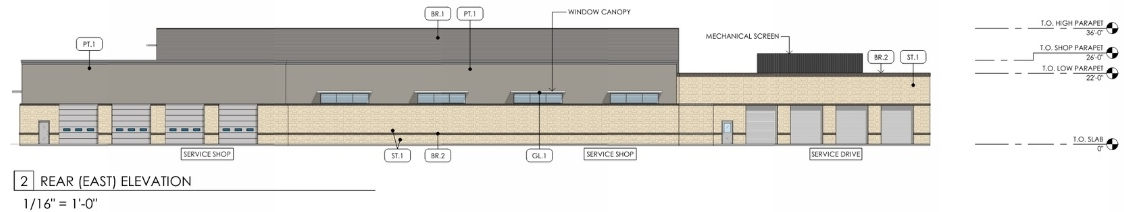
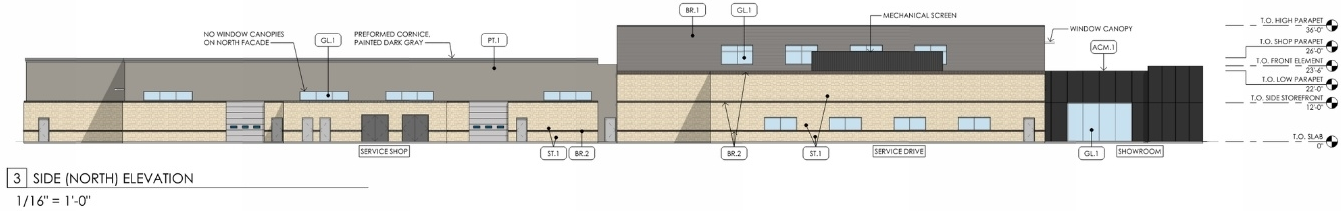
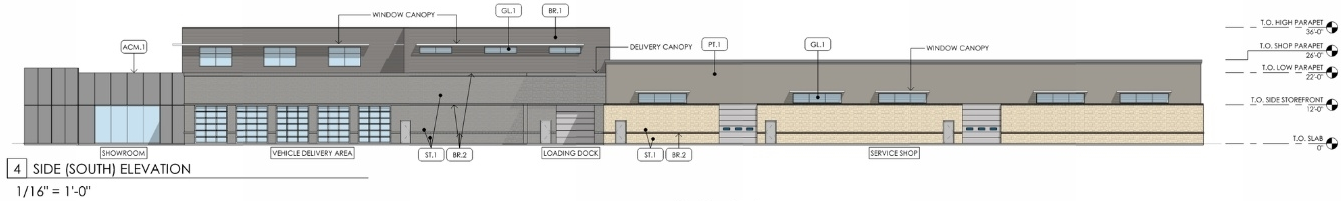




COMMUNITY MIXED-USE CENTER

Community Mixed-Use Center is envisioned as a highly walkable development of mixed uses, including shopping, restaurants, entertainment, and residential uses. Supported by the neighboring residential and retail uses, the area is anticipated to serve as a local gathering space at key intersections, connected to other areas by shaded and multi-modal trails and networks. With extensive landscaping, continuous shade, and plentiful amenities, Community Mixed-use Center should be a welcoming environment.

CONCEPTUAL ELEVATIONS



NOTE: COLORS BETWEEN MATERIAL

CONCEPTUAL RENDERINGS



ELEVATED FRONT VIEW

CONCEPTUAL RENDERINGS



COURTESY SHOWROOM VIEW

CONCEPTUAL RENDERINGS



NORTHWEST CORNER VIEW

CONCEPTUAL RENDERINGS



SOUTHWEST CORNER VIEW

PROJECT DESIGN

Mac Haik Chevy worked extensively with staff to meet most design standards of the City, with 2 exceptions requested by the applicant

The proposed dealership proposes heavy masonry, with limited and tasteful branding, except for one major exception request (color)

Layout includes a 12' trail along the adjacent floodplain required by the Trails Master Plan and monument style signage

Adjacency impacts are less than other potential land uses, due to limited hours of operation, low noise, and other performance items (MF-3 currently allowed by right)

ARCHITECTURAL REQUEST

- Similar to some other regional cities, Celina regulates the use of color on new development by requiring earthen tone colors
- Bright color needed for branding is allowed and accomplished through signage, but not allowed on the building wall exterior
- Walmart, Lowe's, Sprouts, Academy Sports, and Ewing Buick GMC all abide by Celina's color regulations
- Only Costco and Home Depot received any relief, under the old ordinance (limited colored stripe)
- Staff does not recommend breaking precedent or relaxing the color regulation for an auto dealership

EXAMPLES - MEETING CODE



Lowe's - Celina, TX



Walmart - Celina, TX



LA Fitness - Frisco, TX

EXAMPLES - NOT MEETING CODE



Smalls Sliders - McKinney, TX



Dairy Queen - Anna, TX



O'Reilly Auto Parts - Princeton, TX

EXAMPLES - NEGOTIATED EXCEPTIONS



The Star - Frisco, TX



Ikea - Frisco, TX



Universal Studios - Frisco, TX

TREE MITIGATION REQUEST

- Celina requires mitigation for all protected trees, regardless of species, if 6" in diameter or bigger
- The subject property, along the floodplain, has a lot of existing trees
- The applicant requests the PD redefine "protected tree" as only the tree species that show up on the City's Approved Plant List, which is estimated to save the applicant approximately \$400,000 in tree mitigation fees, as most native trees are not on the list
- The original PD language included a similar provision, but was repealed in a 2023 PD amendment, which required modern standards apply
- Tree mitigation relief is usually coordinated through a development agreement and not by redefining terms in the base Zoning Ordinance through a PD

POLICY CONSIDERATIONS

- 1 | Dealerships are generally not considered visually appealing land uses
 - Celina's design standards are high
 - Dealerships provide employment & a needed product/service
 - Dealerships are not uncommon along major regional roadways
 - Dealerships are active in the community (sponsorships, donations, etc.)
- 2 | Passenger vehicles do not pay local sales tax (*but other vehicle types do, such as boats, RVs, or heavy equipment*)
 - Sales tax is collected on service parts
 - Dealerships pay property tax and inventory tax
- 3 | P&Z and Council gave direction early last summer that dealerships should not locate in the High-Rise subzone

RECOMMENDATION

- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in June
- Staff recommends approval, as presented, but without the exceptions for architectural relief and tree mitigation relief



Thank You!

Draft 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 Planned Development (PD) with a base zoning of Dallas North Tollway Overlay District (DNTD), with the following modified regulations:

1. The subject property may utilize the additional land use of new auto sales, including associated and secondary land uses common to dealerships.
2. The subject property shall generally develop per the attached Concept Plan package, including layout, architecture, and signage. Nothing on the Concept Plan precludes the administration of signage, lighting, or Engineering requirements, such as detention, right-of-way dedication, or any other design regulation.
3. The use of blue color on the building shall be limited to what is shown in the attached conceptual renderings.
4. Tree mitigation will be provided for trees on the City Approved Plant List, not exempt, and 6" DBH or greater.



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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: May 21, 2026
Re: Conduct a public hearing to consider and act upon a request to amend the City’s Code of Ordinances, by amending Chapter 14: Zoning, Article 14.04: Site Development Standards, Part Three: Screening Walls and Fences, and related sections of the Zoning Ordinance. (Text Amendment)

Action Requested:

Conduct a public hearing to consider and act upon a request to amend the City’s Code of Ordinances, by amending Chapter 14: Zoning, Article 14.04: Site Development Standards, Part Three: Screening Walls and Fences, and related sections of the Zoning Ordinance. (Text Amendment)

Background Information:

Maintenance of existing ordinances is considered routine in order to maintain a healthy and functional regulatory framework. Screening wall and fence standards were adopted with the 2019 rewrite of the Zoning Ordinance, and were intended to ensure the screening of non-residential development and service equipment from roadways, open space corridors, and residential properties to protect property values and quality of life. Please refer to the attachments for additional information.

Legal Review:

NA

Supporting Documents:

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

Financial Consideration:

NA

Staff Recommendation:

Staff recommends approval, as presented.



Screening Walls & Fences

Ordinance Update

Planning & Zoning Commission

May 21, 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 protect property values and quality of life

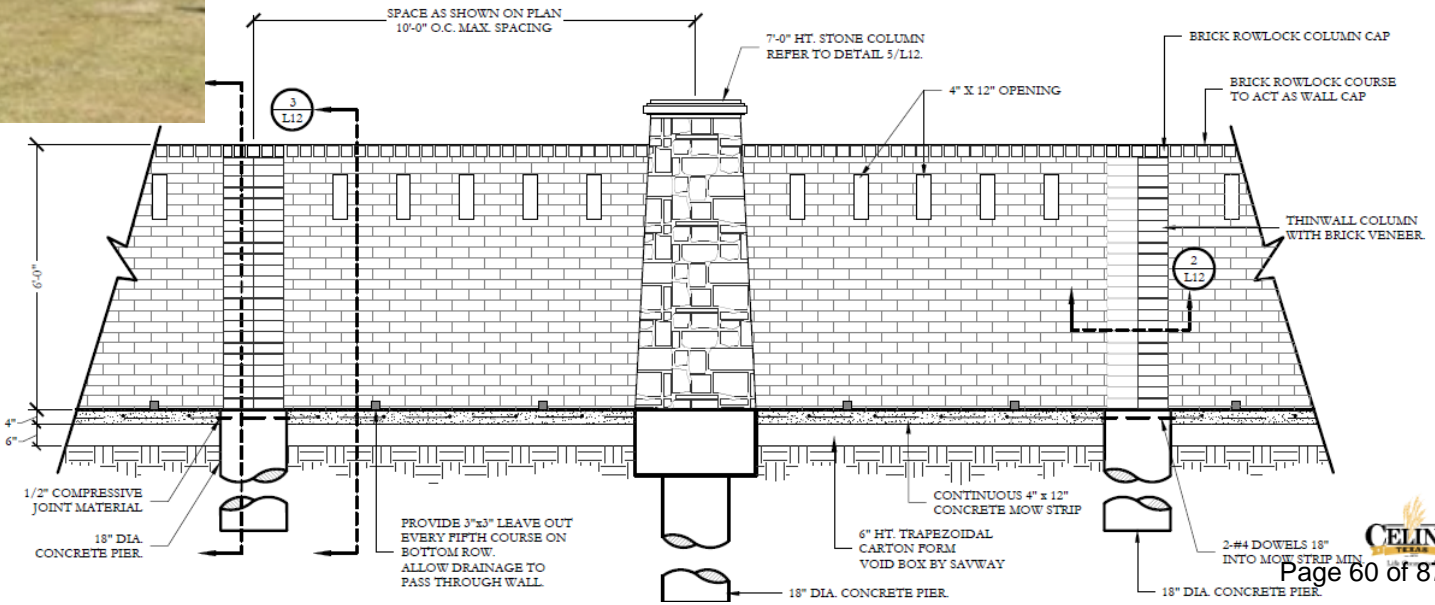
TIMELINE



SCREENING OVERVIEW (CURRENT REQUIREMENTS)

- 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

SCREENING OVERVIEW (CURRENT REQUIREMENTS)



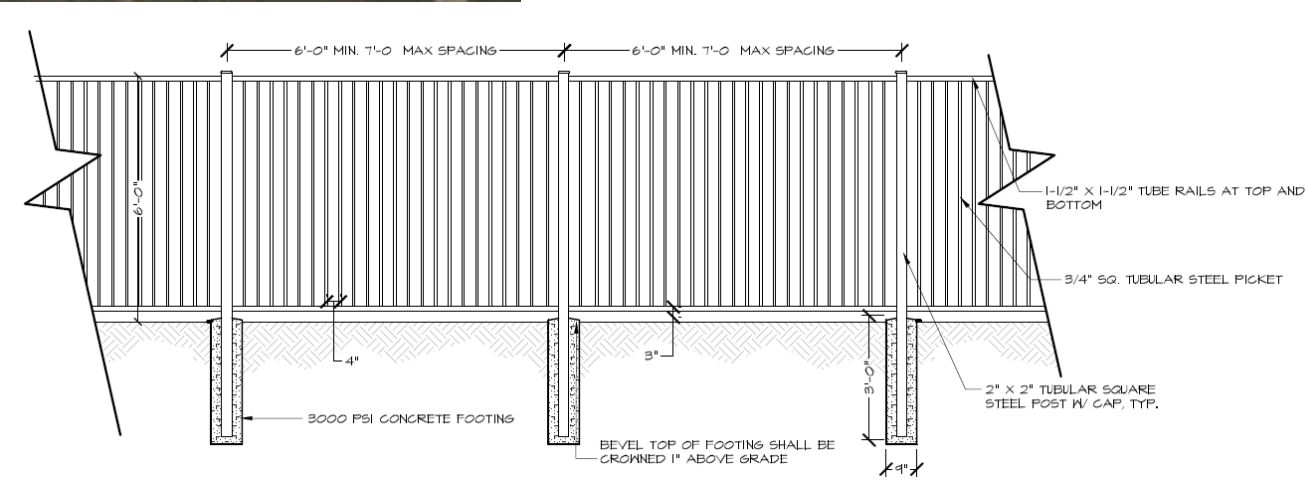
FENCES OVERVIEW (CURRENT REQUIREMENTS)

- 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

FENCES OVERVIEW (CURRENT REQUIREMENTS)



Open fencing adjacent to open space



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

PROPOSED REVISIONS

- Clarified internal policy where possible to improve customer service and understanding

-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.

PROPOSED REVISIONS

- Eliminated platitude-type language that did not add value or could not be enforced

~~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.~~

PROPOSED REVISIONS

- Simplified and consolidated standards

~~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.~~

PROPOSED REVISIONS

- Clarified applicability, height, and material requirements

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.~~

PROPOSED REVISIONS

- Clarified wall maintenance easements, the use of pre-cast walls, and shared boundary situations

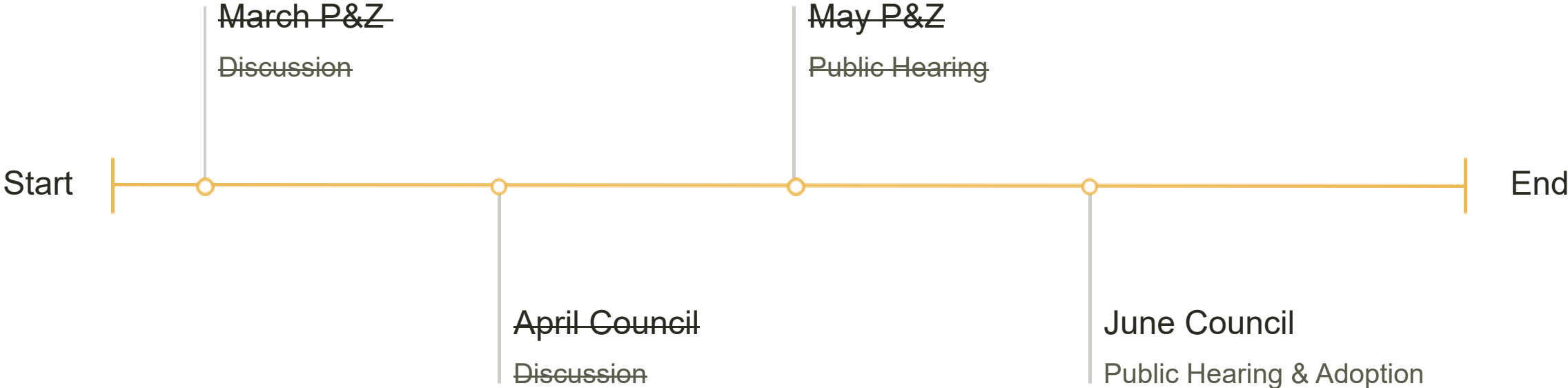
Specifications for ~~monolithic pre-cast~~ concrete ~~panel~~ screening walls are as follows:

- 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.

P&Z AND COUNCIL DISCUSSION

- The Commission and Council did not have any concerns with the proposed revisions

TIMELINE



RECOMMENDATION

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



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 and in the immediate vicinity of an existing fence or wall 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 walls shall be a minimum eight (8) feet tall.
 - (2) Screening for electric substations, sewer pump stations, communication towers, generator plants, 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.
 - 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.
 - 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.
 - 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 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 wall or gates are 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) 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 at a point five (5) feet above grade, measured at the property line, 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.** Loading docks, ramps, structures, and loading spaces shall be screened from view.

- (1) Screening shall be by masonry wing walls matching the color and building materials of the primary structure.
- (2) 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 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 8-foot tall solid metal gate that is earthen-tone in color (exposed framing, 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.**

- (1) For electric substations, sewer pump stations, communication towers, generator plants, 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.
- (2) For projects adjacent to (or including) existing gas, electric, power, or other utility areas, stations, compounds, or other comparable sites, the development will replace any existing non-conforming fencing

with an 8' tall masonry wall. If the fencing cannot be replaced, then the 8' tall masonry wall shall be installed immediately adjacent to the existing fencing to mitigate the visuals of existing nonconforming fencing. The Director may consider modifications for access and landscaping.

- (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) **Walls and 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) 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 subdivision 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 ~~expansion~~ 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.
 - ~~(7)~~—
- (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.
- ~~(c)~~(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, generator plants, and 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 spaces 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 ~~this~~ ~~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)~~

- ~~(0)~~(4) Roof Mounted Mechanical, Plumbing, & Electrical Equipment. Roof mounted equipment shall be screened from view at a point five (5) feet above grade, measured at the property line, 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 (~~exposed framing, 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.

- ~~(1)~~ For electric substations, sewer pump stations, communication towers, generator plants, 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.
- ~~(2)~~ For projects adjacent to (or including) existing gas, electric, power, or other utility areas, stations, compounds, or other comparable sites, the development will replace any existing non-conforming fencing with an 8' tall masonry wall. If the fencing cannot be replaced, then the 8' tall masonry wall shall be installed immediately adjacent to the existing fencing to mitigate the visuals of existing nonconforming fencing. The Director may consider modifications for access and landscaping.

~~(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)~~ Walls and 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 (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 ~~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~~shorter~~ 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.