



Life Connected.

AGENDA
PLANNING & ZONING COMMISSION SPECIAL
CALLED MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, JULY 23, 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. **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 June 18, 2026, Planning & Zoning Commission meeting.
- V. **PUBLIC HEARING/ACTION:**
 - A. Conduct a public hearing to consider and act upon a request to zone approximately 10 acres to Community Facilities (CF) zoning district; generally located approximately 900 feet east of future Coit Road and 600 feet south of CR 101, within the Extraterritorial Jurisdiction (ETJ). (Janet H. Calvert ES #8 Ramble Cisd - Zoning)
 - B. Conduct a public hearing to consider and act upon a request to zone approximately 528 acres to a Planned Development (PD) with Mixed Use (MU), Single-Family Residential Detached (SF-R), and Commercial (C) base zoning, and modified development standards; generally located east of Celina Parkway and approximately 3,275 feet north of GA Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Robinson – PD Zoning)
 - C. Conduct a public hearing to consider and act upon a request to zone approximately 40 acres to a Planned Development (PD) with Single-Family Residential Detached (SF-R) base zoning, and modified development standards; generally located approximately 1100 feet east of Celina Parkway and south of CR 59, within the Extraterritorial Jurisdiction (ETJ). (Mesa Verde – PD Zoning)
 - D. 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 14.01: Administration, and related sections of the Zoning Ordinance. (Text Amendment)

- E. 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 Five: Lighting Standards, and related sections of the Zoning Ordinance. (Text Amendment)

VI. 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.

MINUTES
PLANNING & ZONING COMMISSION REGULAR
MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
THURSDAY, JUNE 18, 2026
5:00 PM

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Chair Bain called the meeting to order at 5:01 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 Daniel Trigo
Commissioner Jason Laumer
Commissioner Ryan Samuelson
Commissioner Alan Upchurch

Members Absent:

None

Staff Present:

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

II. OPEN FORUM:

No one wished to speak during Open Forum.

III. WORKSESSION:

No items were presented.

Moved to Item V. A., then VI. A.

IV. PRESENTATIONS:

A. Presentation of the 2025 Tree City USA & Growth Award.

Melissa Kleineck, Long Range Planning Manager, presented the 2025 Tree City USA & Growth Award.

B. Discussion regarding Water Conservation.

Dusty McAfee, Director of Development Services, presented the Water Conservation report.

Moved to Item VII.

V. CONSENT AGENDA:

A. Minutes Approval:

1. Minutes from the May 21st, 2026, Planning & Zoning Commission meeting.

Upon a motion by Commissioner Laumer and a second by Chair Bain, the Commission voted six (6) for and none (0) opposed to approve the minutes of the May 21st Planning & Zoning Commission meeting. The motion carried 6-0.

VI. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a Child Care Center, Primary use on approximately 2 acres; generally located 580 feet west of Legacy Drive and approximately 1,000 feet north of Frontier Parkway, within the City Limits. (Lightbridge Academy Daycare – Specific Use Permit)

Sandra Green, Principal Planner, presented the staff report. Mrs. Green indicated one letter was received in opposition.

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

Sathyan Arjunan spoke and asked questions regarding the project.

Chair Bain closed the Public Hearing at 5:26 PM.

Upon a motion by Chair Bain and a second by Vice Chair Poche, the Commission voted five (6) for and none (0) opposed to approve the item. The motion carried 6-0.

Moved to Item IV. A., then IV. B.

VII. ADJOURNMENT:

Chair Bain adjourned the meeting at 6:14 PM.

Approved on the 23rd day of July 2026.

Chair

Staff Liaison



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Victoria Kiker, Principal Planner
CC: Madhuri Mohan, Assistant Director of Development Services
Date: July 23, 2026
Re: Conduct a public hearing to consider and act upon a request to zone approximately 10 acres to Community Facilities (CF) zoning district; generally located approximately 900 feet east of future Coit Road and 600 feet south of CR 101, within the Extraterritorial Jurisdiction (ETJ). (Janet H. Calvert ES #8 Ramble CISD - Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 10 acres to Community Facilities (CF) zoning district; generally located approximately 900 feet east of future Coit Road and 600 feet south of CR 101, within the Extraterritorial Jurisdiction (ETJ). (Janet H. Calvert ES #8 Ramble CISD - Zoning)

Background Information:

The subject property is approximately 10 acres and is currently located within the City's Extraterritorial Jurisdiction (ETJ). The property is governed by a Development Agreement approved in May 2017, which outlines the future annexation and zoning of the property. The applicant is requesting a base zoning of Community Facilities (CF) district, which is the appropriate zoning district for public school facilities. The associated annexation will bring approximately 10 acres into the City Limits and is consistent with the governing Development Agreement. The annexation for the proposed Celina ISD elementary school is scheduled for City Council consideration in August. Please refer to the attachments for additional information.

Legal Review:

N/A

Supporting Documents:

1. Location Map
2. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

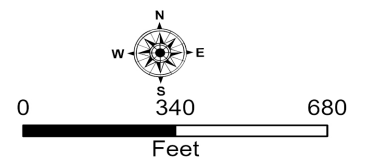
Staff recommends approval as presented.



Legend

- Parcels
- Roads
- City Limits
- Subject Property

26-Z-05 Janet H. Calvert ES #8
Ramble CISD - Zoning - Location
Map
City of Celina
6/23/2026

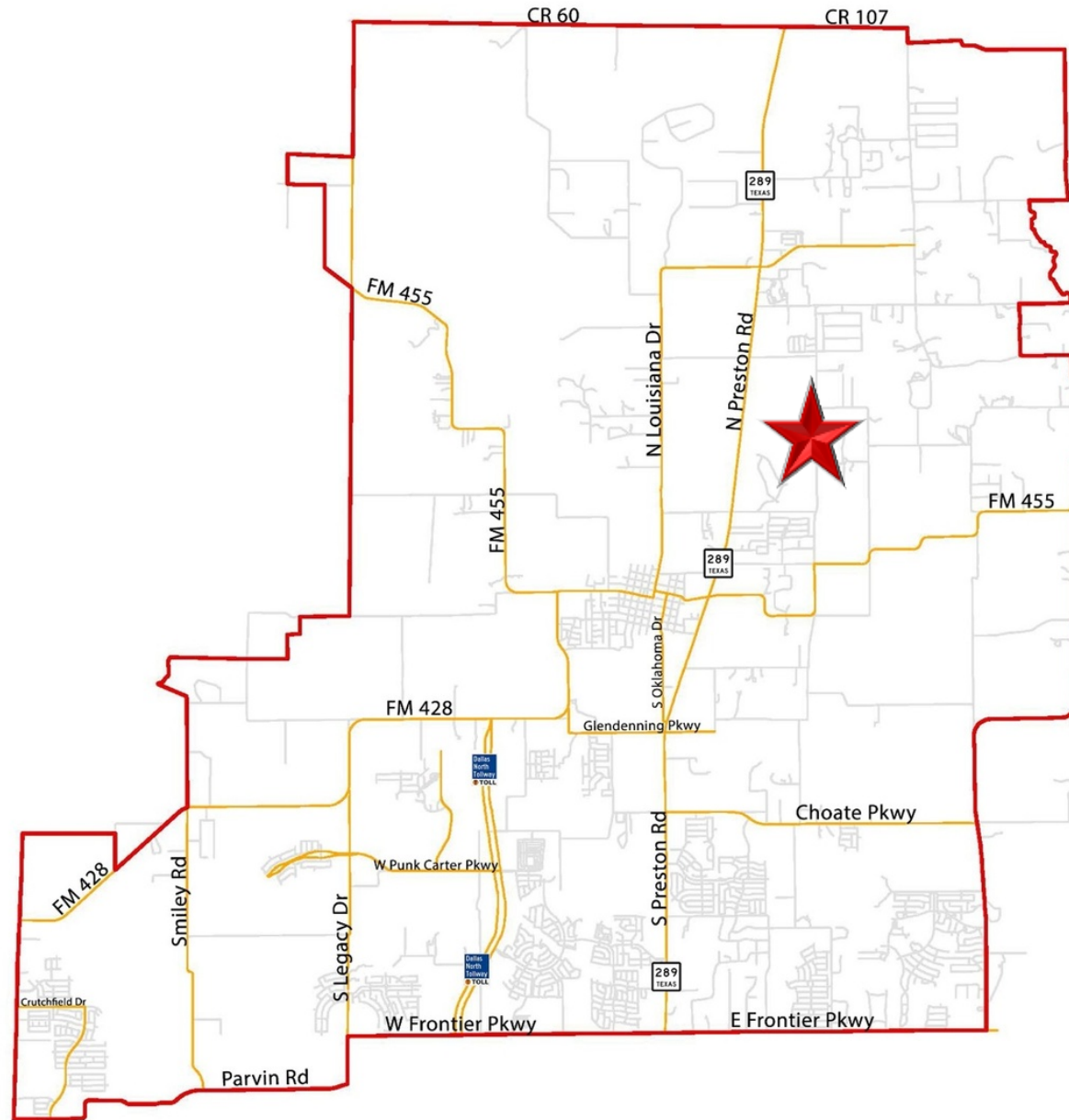




Janet H. Calvert ES # 8 Ramble CISD

Zoning

Planning & Zoning Commission
July 23, 2026



Location Map

The subject property is generally located approximately 900 feet east of future Coit Road and 600 feet south of CR 101



BACKGROUND

- The subject property is approximately 10 acres
- The property is currently within the Extraterritorial Jurisdiction (ETJ) and governed with a development agreement that outlines the future annexation and zoning of the property, approved in May 2017
- The request is proposing a base zoning of Community Facilities District (CF), which is the appropriate zoning district for public school facilities

POLICY CONSIDERATIONS

- The associated annexation brings approximately 10 acres into the City Limits
- The request is in conformance with the governing DA
- The associated annexation for the CISD elementary school is scheduled for August City Council

RECOMMENDATION

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



Thank You!



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Craig Fisher, Planning Manager
CC: Madhuri Mohan, Assistant Director of Development Services
Date: July 23, 2026
Re: Conduct a public hearing to consider and act upon a request to zone approximately 528 acres to a Planned Development (PD) with Mixed Use (MU), Single-Family Residential Detached (SF-R), and Commercial (C) base zoning, and modified development standards; generally located east of Celina Parkway and approximately 3,275 feet north of GA Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Robinson – PD Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 528 acres to a Planned Development (PD) with Mixed Use (MU), Single-Family Residential Detached (SF-R), and Commercial (C) base zoning, and modified development standards; generally located east of Celina Parkway and approximately 3,275 feet north of GA Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Robinson – PD Zoning)

Background Information:

The approximately 528-acre subject property is located within the Extraterritorial Jurisdiction (ETJ). The property is governed by a Development Agreement, approved by the City Council in July 2021, which establishes future annexation and zoning as a Planned Development (PD) with a base zoning of Mixed Use (MU), Single-Family Residential Detached (SF-R), and Commercial (C), with modified development standards, which is the applicant's request. Please refer to the attachments for additional information.

Legal Review:

N/A

Supporting Documents:

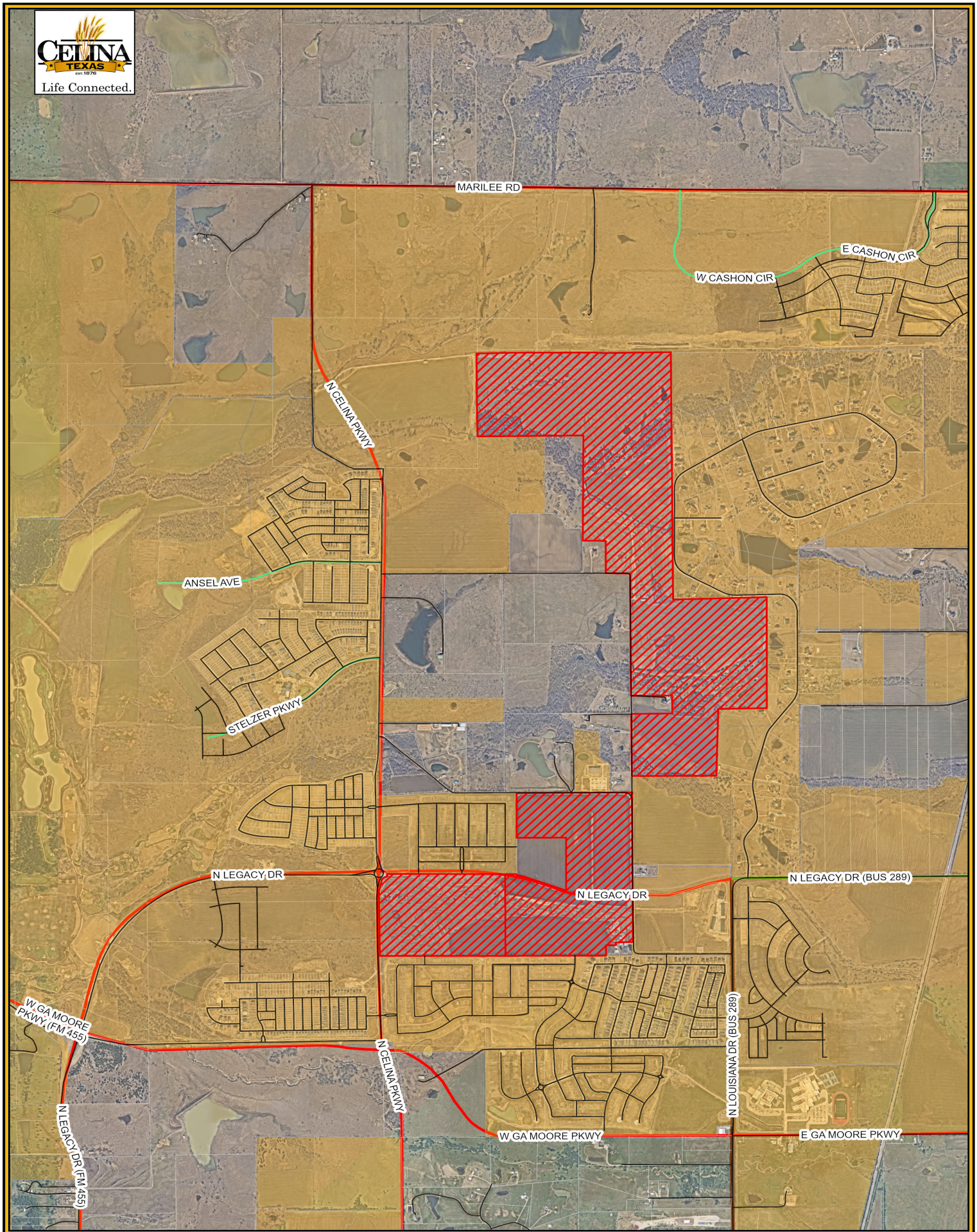
1. Location Map
2. Staff Presentation
3. Draft Development Standards

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.

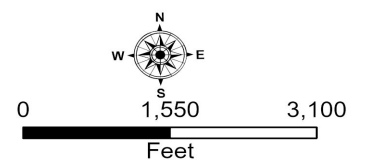


Legend

- Subject Property
- City Limits
- Roads
- Parcels

26-Z-03 Robinson PD Zoning Location Map City of Celina

7/8/2026



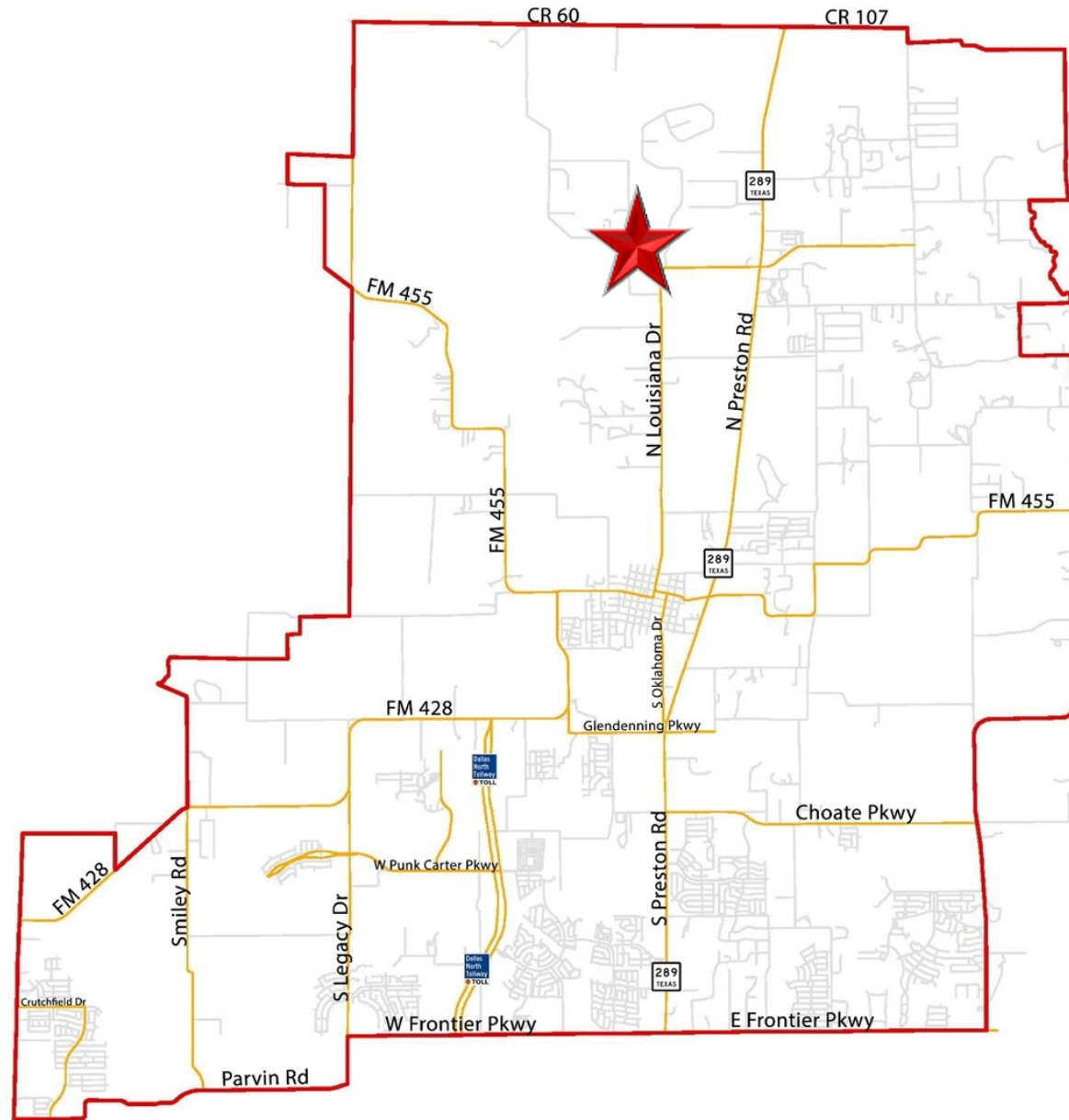


Robinson

PD Zoning

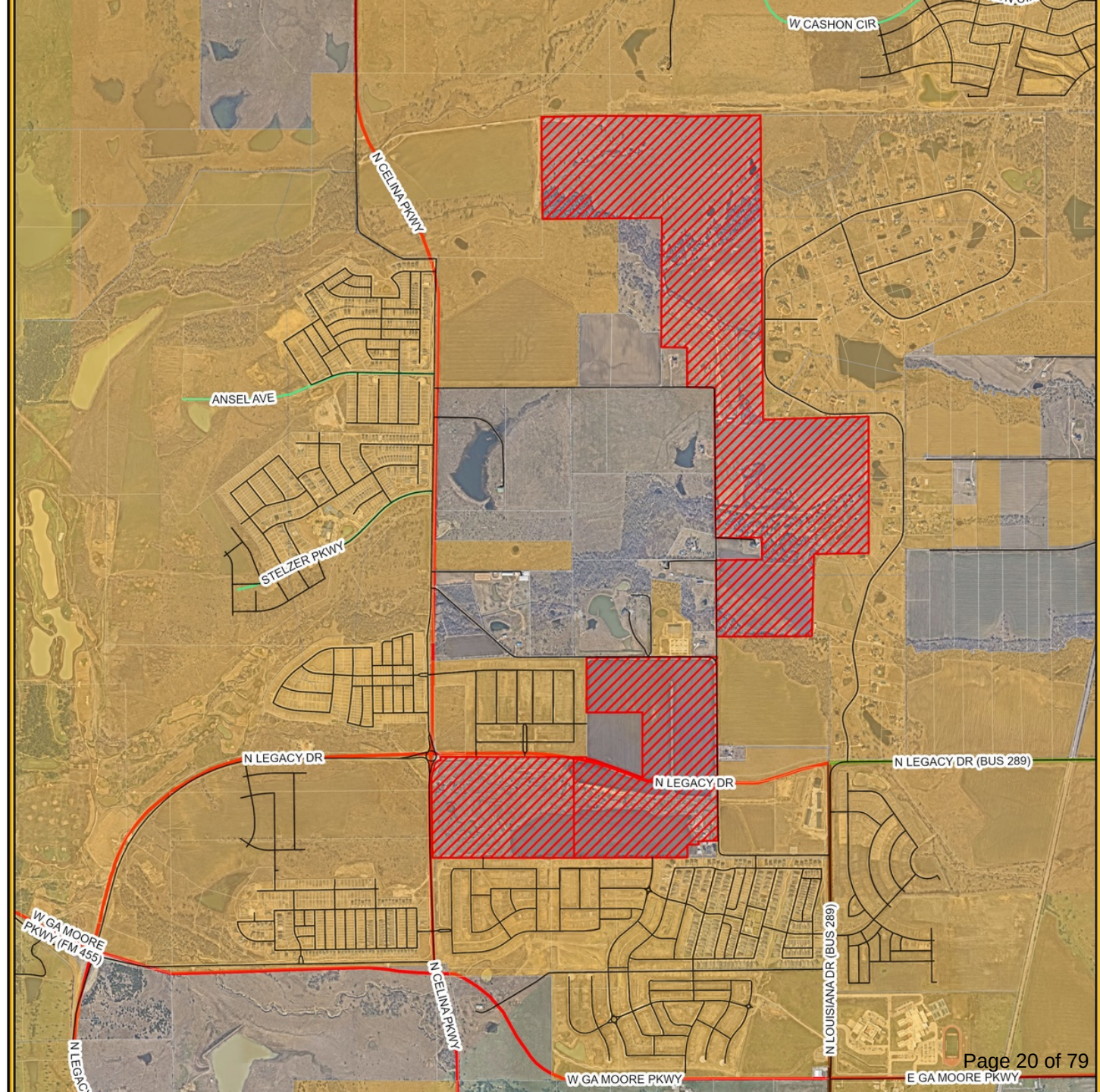
Planning & Zoning Commission

July 23, 2026



Location Map

The subject property is generally located east of Celina Parkway and approximately 3,275 feet north of GA Moore Parkway



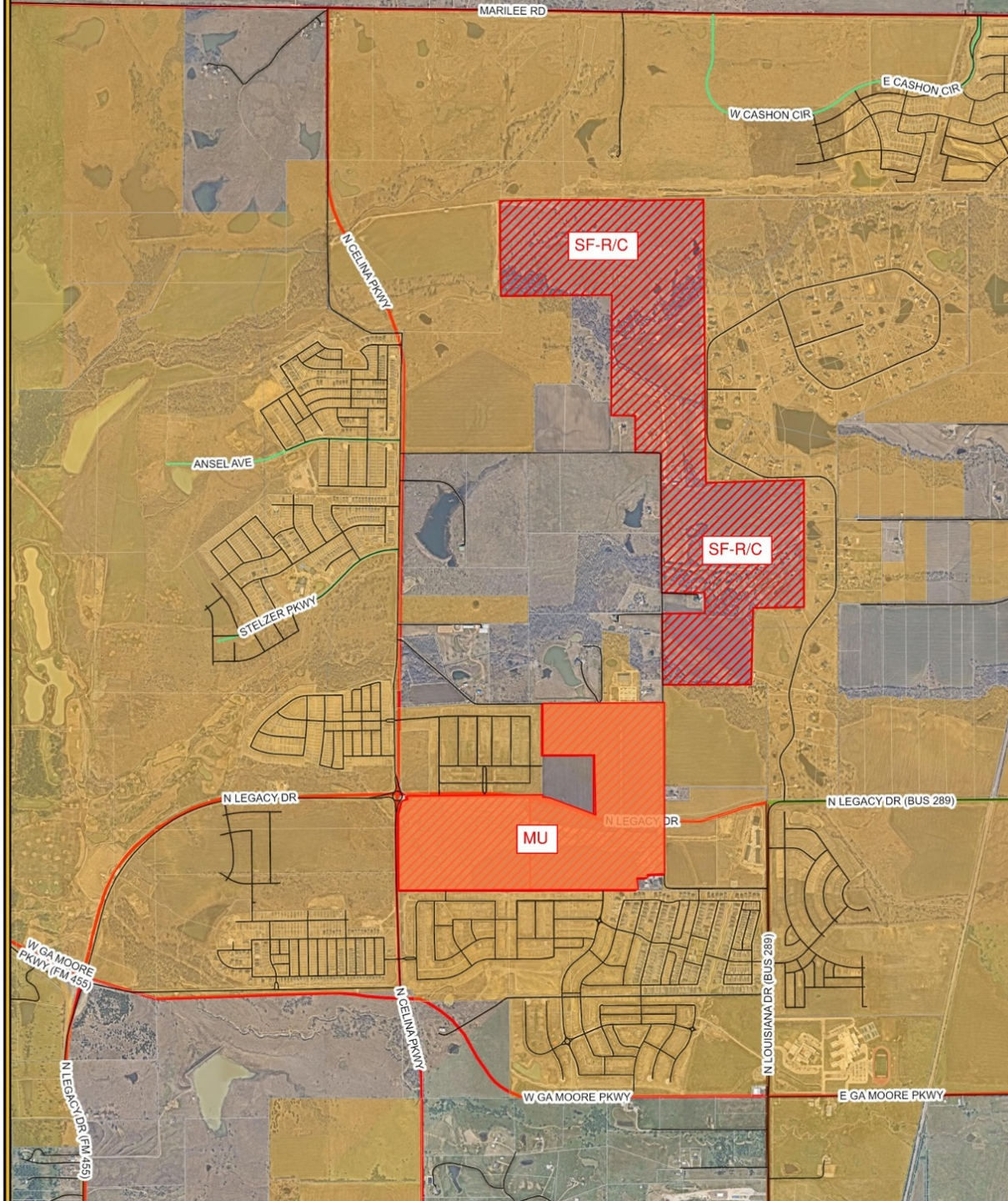
BACKGROUND

- The subject property is approximately 528 acres
- The property is currently within the Extraterritorial Jurisdiction (ETJ)
- The applicant is proposing to zone to a Planned Development (PD) with Mixed Use (MU), Single-Family Detached (SF-R), and Commercial (C) base zoning, with modified development standards, in conformance with the governing development agreement

ENTITLEMENT OVERVIEW

- A Development Agreement was approved by the City Council in July 2021 for the subject property
- The proposed PD zoning is consistent with the provisions of the Development Agreement
- The FLUP (Future Land Use Plan) shows this area reserved for AgriLife development

ZONING OVERVIEW



- 1 | Mixed Use (MU) tracts in orange
- 2 | Single-family residential in red
- 3 | Lots adjacent to North Preston Lake subdivision shall be a minimum of 1/2 acre in size

POLICY CONSIDERATIONS

- 1 | The proposed PD zoning is consistent with the Development Agreement
- 2 | The development plan is consistent AgriLife designation which contemplates detached housing with limited local retail and employment
- 3 | The proposed MU tracts are along future thoroughfares (Celina Parkway and Legacy Drive)

RECOMMENDATION

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



Thank You!

DRAFT DEVELOPMENT STANDARDS

- (a) Tracts 991369, 2652404, and 2652403 shall have zoning classifications of Mixed Use (MU); and
- (b) Tract 2663830 shall have a zoning classification of Single-Family Residential detached (SF-R) with up to 10-acres of Commercial (C) area allowed by right and location determined at time of development in the sole discretion of Owner, or assignee, provided that no commercial development shall be permitted within 400' of the North Preston Lake subdivision; and
- (c) Any portion of the Properties adjacent to the North Preston Lake subdivision shall maintain a strip of 1/2 (one half) acre home sites with a base district of Single-Family Residential detached (SF-R).
- (d) Abbreviated terms shall have the same meaning as in the City's Comprehensive Zoning Ordinance, as amended ("CZO"). All provisions of the CZO not in conflict with this Exhibit C shall apply.



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Craig Fisher, Planning Manager
CC: Madhuri Mohan, Assistant Director of Development Services
Date: July 23, 2026
Re: Conduct a public hearing to consider and act upon a request to zone approximately 40 acres to a Planned Development (PD) with Single-Family Residential Detached (SF-R) base zoning, and modified development standards; generally located approximately 1100 feet east of Celina Parkway and south of CR 59, within the Extraterritorial Jurisdiction (ETJ). (Mesa Verde – PD Zoning)

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 40 acres to a Planned Development (PD) with Single-Family Residential Detached (SF-R) base zoning, and modified development standards; generally located approximately 1100 feet east of Celina Parkway and south of CR 59, within the Extraterritorial Jurisdiction (ETJ). (Mesa Verde – PD Zoning)

Background Information:

The approximately 40-acre subject property is located within the Extraterritorial Jurisdiction (ETJ). The property is governed by a Development Agreement, approved by the City Council in May 2025, which establishes future annexation and zoning as a Planned Development (PD) with a base zoning of Single-Family Residential Detached (SF-R), with modified development standards, which is the applicant's request. Please refer to the attachments for additional information.

Legal Review:

N/A

Supporting Documents:

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

Financial Consideration:

N/A

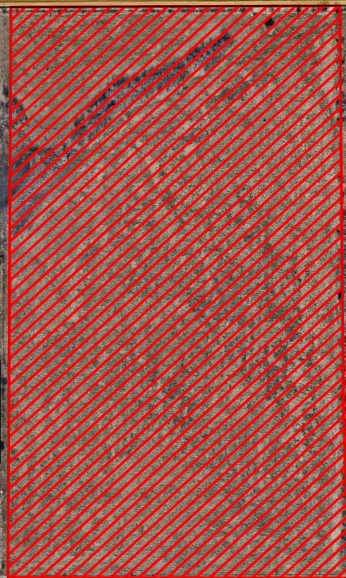
Staff Recommendation:

Staff recommends approval as presented.

N CELINA PKWY

ANSEL AVE

STELZER PKWY

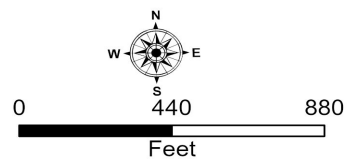


Legend

-  Parcels
-  Roads
-  City Limits
-  Subject Property

25-Z-02 Mesa Verde - PD Zoning Location Map City of Celina

6/15/2026



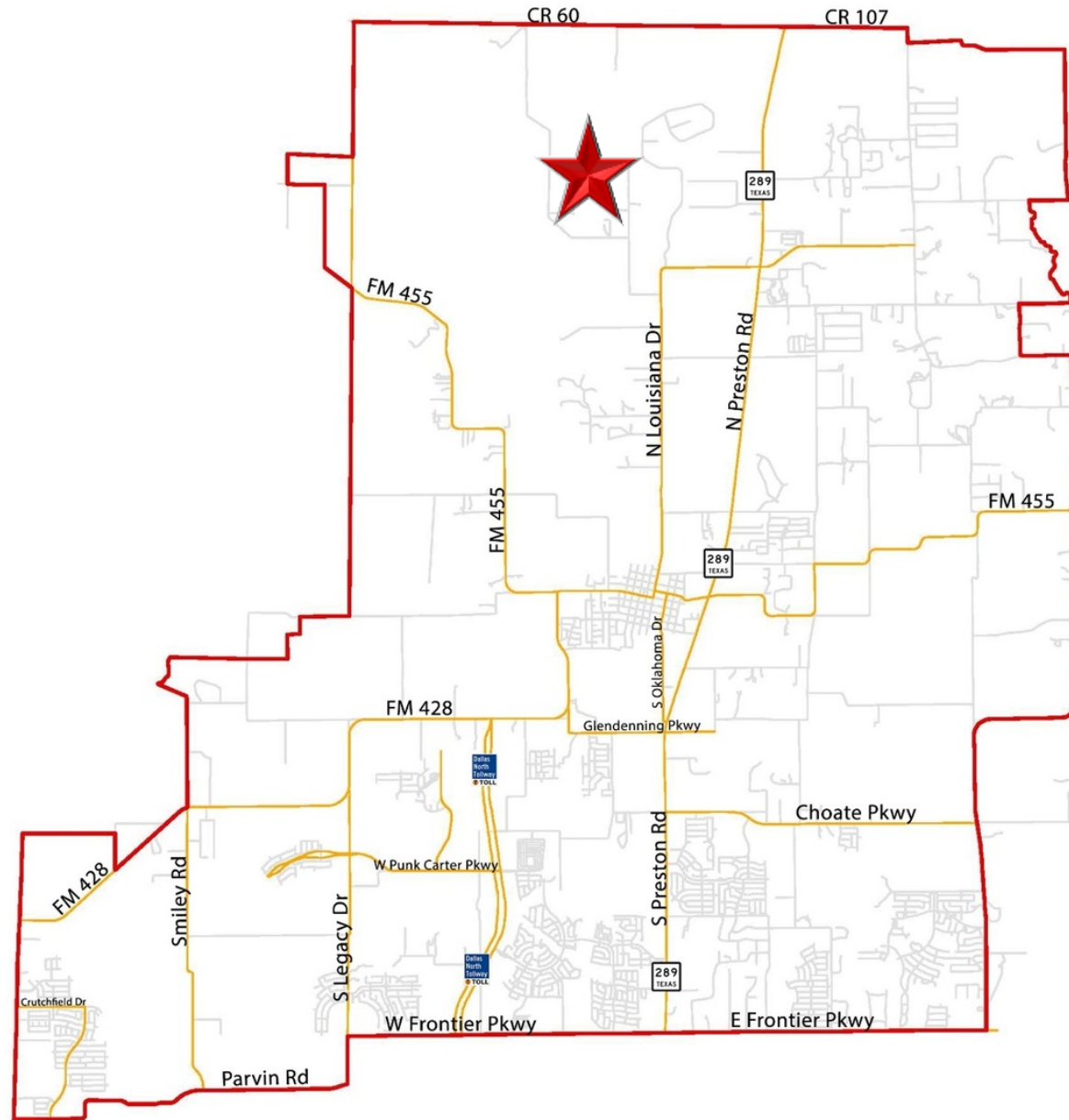


Mesa Verde

PD Zoning

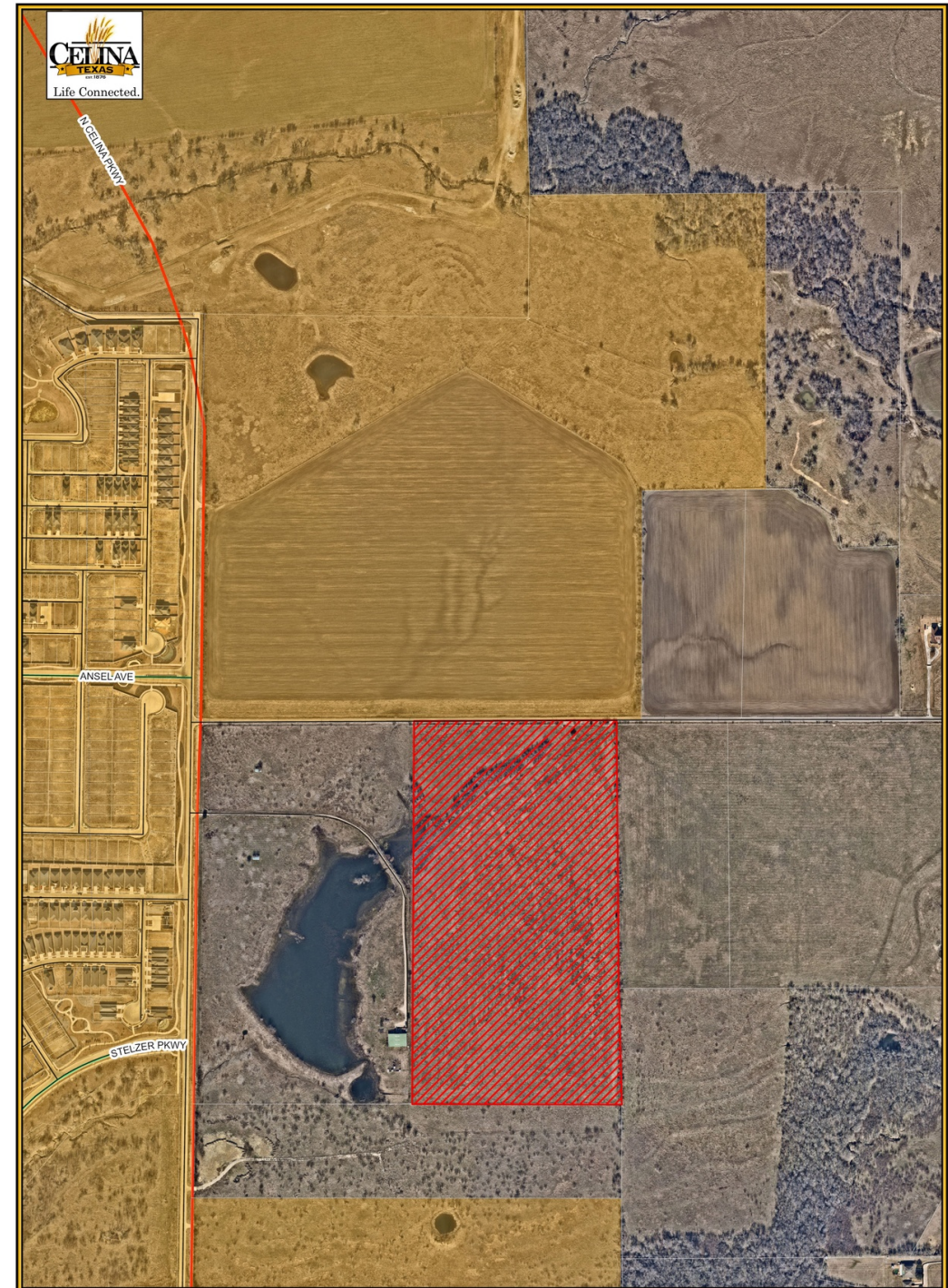
Planning & Zoning Commission

July 23, 2026



Location Map

The subject property is generally located approximately 1100 feet east of Celina Parkway and south of CR 59



BACKGROUND

- The subject property is approximately 40 acres
- The property is currently within the Extraterritorial Jurisdiction (ETJ)
- The applicant is proposing to zone to a Planned Development (PD) with Single-Family Detached (SF-R) base zoning, with modified development standards, in conformance with the governing Development Agreement

ENTITLEMENT OVERVIEW

- A Development Agreement was approved by the City Council in May 2025 for the subject property
- The proposed PD zoning is consistent with the provisions of the Development Agreement
- The FLUP (Future Land Use Plan) shows this area reserved for AgriLife development



ZONING OVERVIEW

- 1 | 50' wide and 60' wide lots
- 2 | Approximately 10 acres of usable open space
- 3 | Trails required along CR 59 and around detention ponds

POLICY CONSIDERATIONS

- 1 | The proposed PD zoning is consistent with the Development Agreement
- 2 | The development plan is consistent AgriLife designation which contemplates detached housing with limited local retail and employment

RECOMMENDATION

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



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

Concept Plan

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

Zoning

- The lot mix shall be per the table below:

	Smallest Lot Size	Largest Lot Size
Min. Width	55'	65'
Lot % (Min/Max)	N/A	25% Min.

- Rear entry alley-loaded garages shall not be required, and front-loading garages are allowed.
- Front and rear setbacks shall be the following for both 55' and 65' lots:
 - a. Front/rear yards shall total 40' minimum.
 - b. Lot widths measured along the arch of the front of the building line.
 - c. For cul-de-sac and eyebrow lots, the minimum lot width measured at the right-of-way line shall be 35'.

Open Space, Trails, and Amenities

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

Architecture

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



Life Connected.

Planning
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Melissa Kleineck, Long Range Planning Manager
CC: Madhuri Mohan, Assistant Director of Development Services
Date: July 23, 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 14.01: Administration, 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 14.01: Administration, and related sections of the Zoning Ordinance. (Text Amendment)

Background Information:

The Council, at a previous strategic planning retreat, directed staff to consolidate Boards & Commission information, where applicable. Boards & Commissions, given authority under Chapter 211, Municipal Zoning Authority, of the Texas Local Government Code, are regulated under the zoning ordinance. All other Boards & Commissions fall under the Code of Ordinances.

The Downtown Commission was adopted in the Zoning Ordinance in 2021. The Downtown Commission is proposed to be removed from the Zoning Ordinance and relocated to the Code of Ordinances. An associated update to the Code of Ordinances will be brought before the City Council in August for adoption.

Legal Review:

NA

Supporting Documents:

1. Staff Presentation
2. Draft Ordinance
3. Draft Ordinance_Redline

Financial Consideration:

NA

Staff Recommendation:

Staff recommends approval as presented.



Boards & Commission

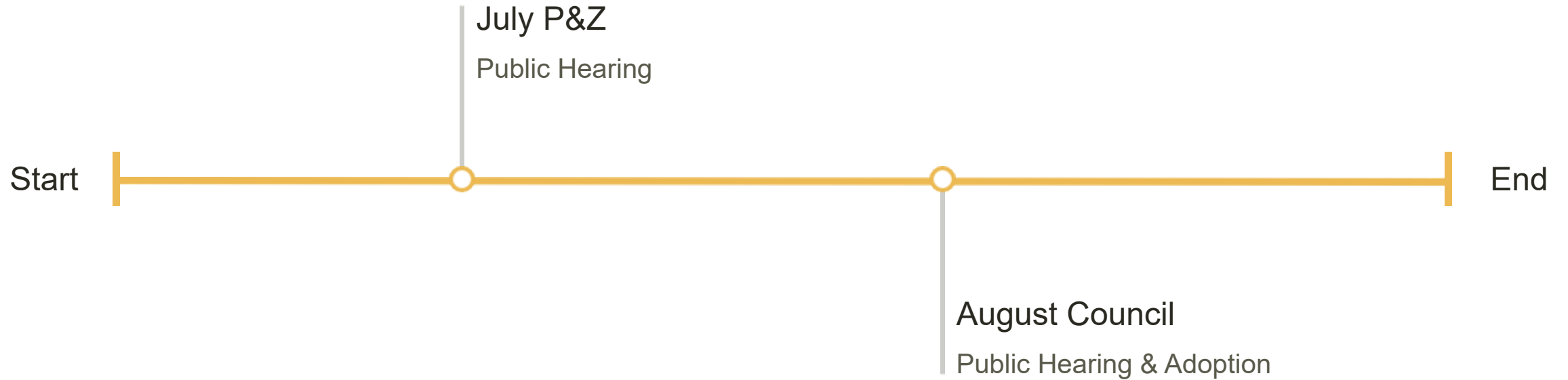
Ordinance Update

Planning & Zoning Commission
July 23, 2026

BACKGROUND

- The Council, at a previous strategic planning retreat, directed staff to consolidate Boards & Commission information, where possible
- The Downtown Commission was adopted in the Zoning Ordinance in 2021
- Boards & Commissions, given authority under Chapter 211, Municipal Zoning Authority, of the Texas Local Government Code, are regulated under the Zoning Ordinance
- All other Boards & Commissions fall under the Code of Ordinances

TIMELINE



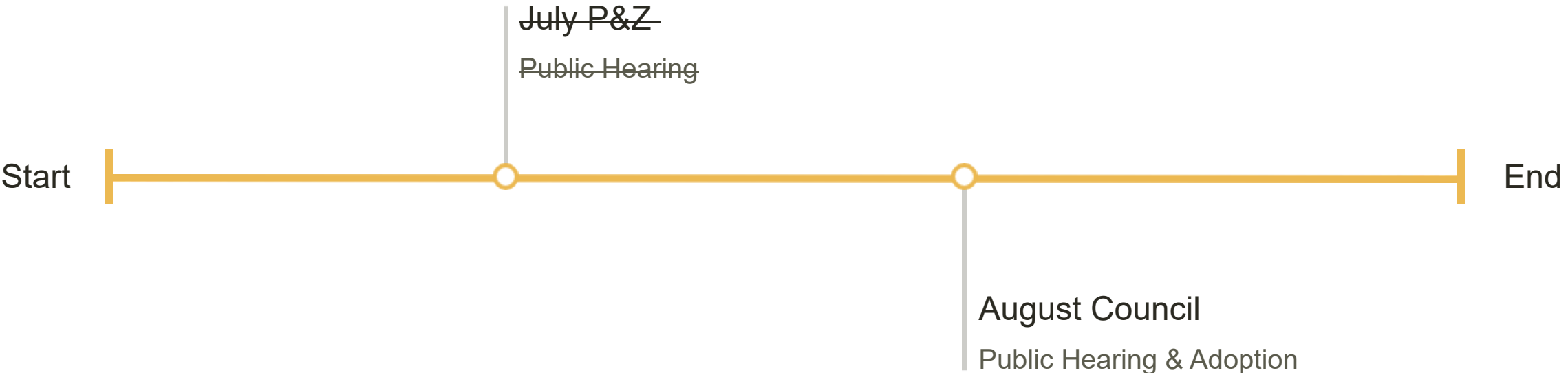
PROPOSED REVISIONS

- The redline of proposed changes is in the packet
- Removes the Downtown Commission from the Zoning Ordinance to the Code of Ordinances

POLICY CONSIDERATIONS

- Ensures authority for Boards & Commissions remains consistent
- Eliminates any contradictory text relating to these topics
- Further improves an important regulatory document
- Due to the limited scope of the proposed revisions, a work session for feedback was not held
- An associated update to the Code of Ordinances will be brought before the City Council in August for adoption

TIMELINE



RECOMMENDATION

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



Thank You!

Section 14.01.203 Historic Preservation Commission. The Historic Preservation Commission is consolidated under the Downtown Commission as prescribed in Article 1.04 Boards, Commissions and Committees, of the Code of Ordinances.

Section 14.01.204...Reserved

Section 14.01.312...Certificates of Appropriateness (CA).

- (a) Any change to a property or structure, or the addition, expansion, or removal of a structure, within the Downtown Code district (DTC) requires a Certificate of Appropriateness (CA) in accordance with this chapter. The Certificate of Appropriateness shall be included as part of the required building permit review approved by staff, as prescribed in the Downtown Code approved on May 11, 2021. A Certificate of Appropriateness may also be required for work not otherwise requiring a building permit.
- (b) The City Council may designate individual buildings and structures within the DTC as either contributing or noncontributing. The City Council may exempt, except as otherwise provided herein, noncontributing properties from the Certificate of Appropriateness review process and from complying with the DTC district design guidelines.
 - (1) Allowing noncontributing properties to be exempt from a Certificate of Appropriateness does not exempt the requirement for a Certificate of Appropriateness for new construction that is to replace a noncontributing property (building or structure) or new construction on a vacant lot.
 - (2) The City Council may require noncontributing properties undergoing exterior facade remodeling to be visually and architecturally similar to contributing buildings.

Section 14.01.203 Historic Preservation Commission. The Historic Preservation Commission is consolidated under the Downtown Commission as prescribed in ~~Section 14.01.204~~**Article 1.04 Boards, Commissions and Committees, of the Code of Ordinances.**

Section 14.01.204...~~Downtown Commission~~

- ~~(a) — Authorities, Duties, & Responsibilities. Hereby is created the Downtown Commission. The powers of the Downtown Commission shall include the authority to do the following:
 - ~~(1) — Review any long-range planning activities of the Downtown.~~
 - ~~(2) — Recommend policies pertaining to the Downtown to City Council.~~~~
- ~~(b) — The Downtown Commission shall act as the Historic Preservation Commission (HPC) in all its capacities, the Main Street Advisory Board in all its capacities, and perform the above-stated duties as it pertains to this Code.~~
- ~~(c) — Membership. The Commission shall meet the requirements of and be governed by Section 1.04.022, “Terms and Term Limits”, of this Code of Ordinances. The Commission shall be composed of nine rotating members who can be:
 - ~~(1) — Celina residents,~~
 - ~~(2) — Downtown stakeholders, or~~~~

~~Local design professionals. Reserved~~

Section 14.01.312...Certificates of Appropriateness (CA).

- (a) Any change to a property or structure, or the addition, expansion, or removal of a structure, within the Downtown Code district (DTC) requires a Certificate of Appropriateness (CA) in accordance with this chapter. The Certificate of Appropriateness shall be included as part of the required building permit review approved by staff, as prescribed in the Downtown Code approved on May 11, 2021. A Certificate of Appropriateness may also be required for work not otherwise requiring a building permit.
- (b) The City Council may designate individual buildings and structures within the DTC as either contributing or noncontributing, ~~upon recommendation of the Downtown Commission~~. The City Council may exempt, except as otherwise provided herein, noncontributing properties from the Certificate of Appropriateness review process and from complying with the DTC district design guidelines.
 - (1) Allowing noncontributing properties to be exempt from a Certificate of Appropriateness does not exempt the requirement for a Certificate of Appropriateness for new construction that is to replace a noncontributing property (building or structure) or new construction on a vacant lot.
 - (2) The City Council may require noncontributing properties undergoing exterior facade remodeling to be visually and architecturally similar to contributing buildings.

Section 14.02.505 Downtown Code

DTC September 2023 Addendum:

~~When a Major Modification involves the exterior architecture of an existing commercial building located on the original square, the Downtown Commission may provide feedback on the request, prior to review by the City Council.~~



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: July 23, 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 Five: Lighting Standards, 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 Five: Lighting Standards, and related sections of the Zoning Ordinance. (Text Amendment)

Background Information:

Lighting standards were adopted with the 2019 rewrite of the Zoning Ordinance and were 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. Maintenance of existing ordinances is considered routine in order to maintain a healthy and functional regulatory framework.

Resident feedback on new projects is for new development to be dimmer. The proposed revisions simplified and updated standards to address community concerns. Cleaner ordinance language will improve the development process by increasing clarity and predictable outcomes.

This item was discussed as a worksession with both the Planning & Zoning Commission (in May) and City Council (in June), with both supporting the proposed revisions.

Legal Review:

NA

Supporting Documents:

1. Staff Presentation

2. Draft Ordinance
3. Draft Ordinance_Redline

Financial Consideration:

NA

Staff Recommendation:

Staff recommends approval as presented.



Lighting

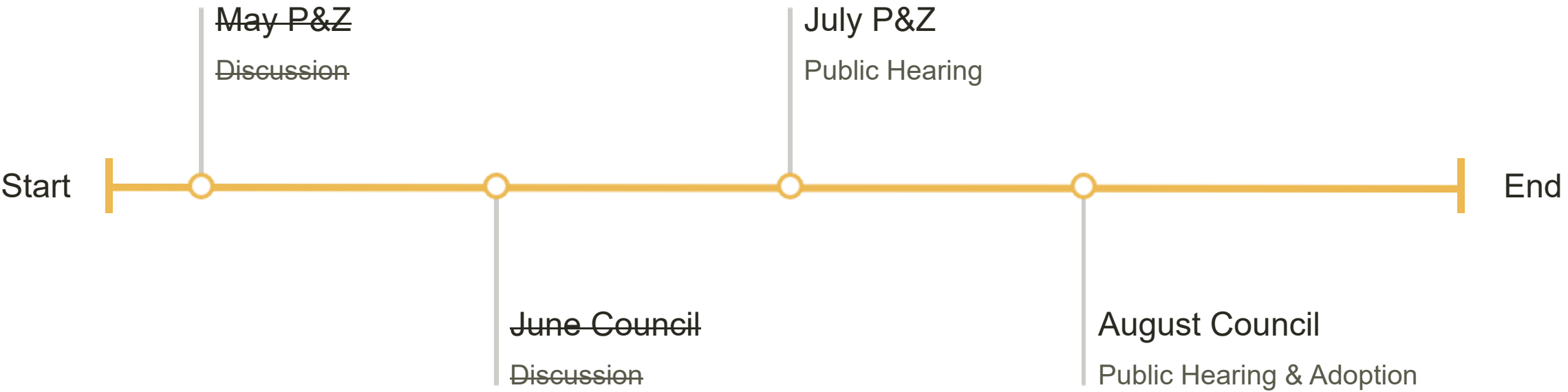
Ordinance Update

Planning & Zoning Commission
July 23, 2026

BACKGROUND

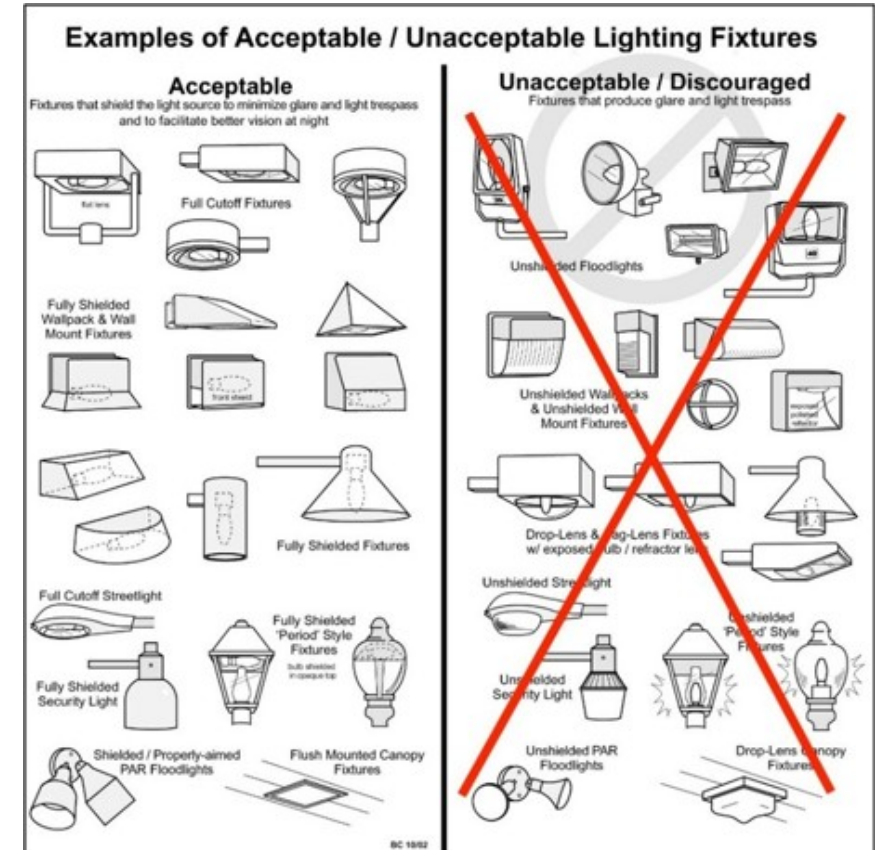
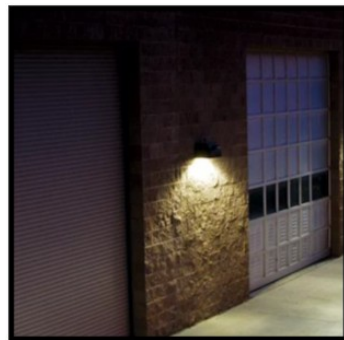
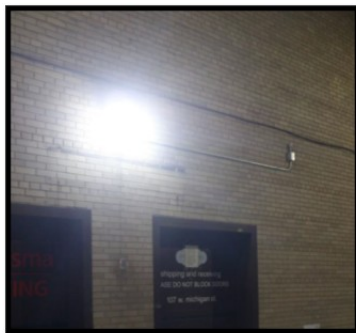
- Maintenance of existing ordinances is considered routine in order to maintain a healthy and functional regulatory framework
- Cleaner ordinance language saves time in permitting
- Lighting standards were adopted with the 2019 rewrite of the Zoning Ordinance
- Intended to provide adequate lighting in 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



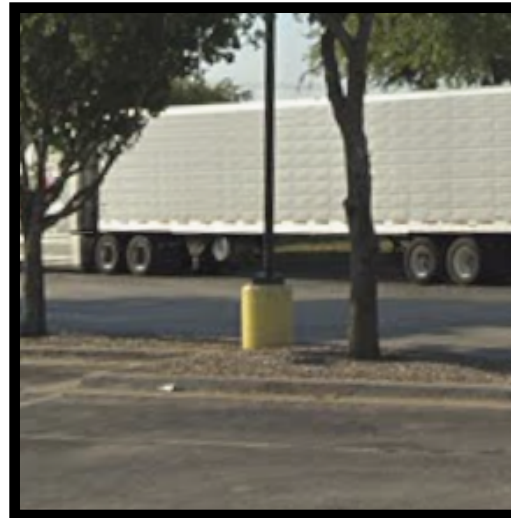
LIGHTING OVERVIEW - LIGHT SOURCE

- 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



LIGHTING OVERVIEW - POLES

- Light poles shall not exceed 30 feet in 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





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**
 - Consolidating the non-residential and multi-family illumination 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

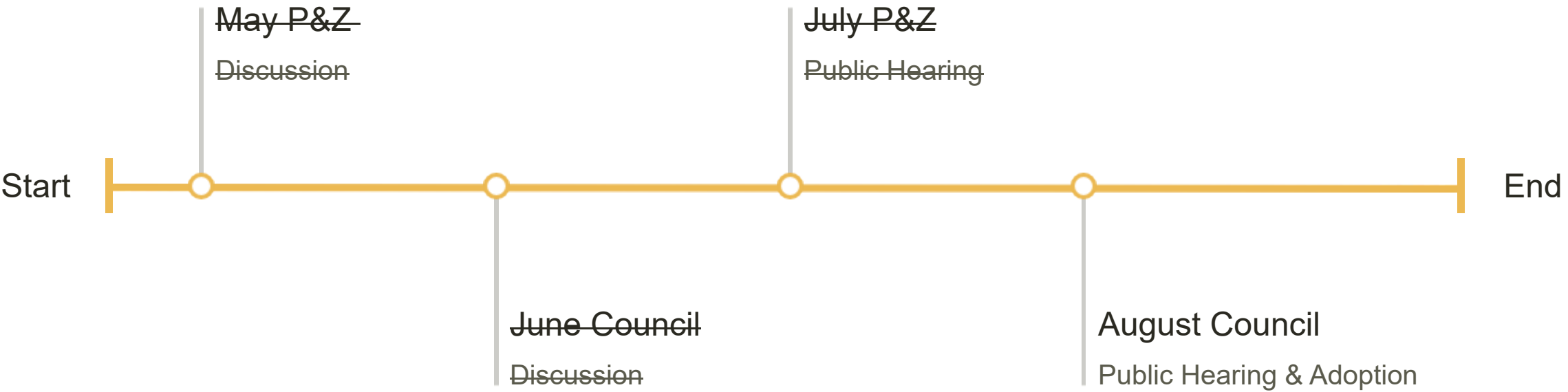
POLICY CONSIDERATIONS

- Resident feedback on new projects is for new development to be dimmer
- Celina's standards are already more restrictive than regional standard
- 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

P&Z AND COUNCIL DISCUSSION

- The Commission and Council supported the proposed revisions

TIMELINE



RECOMMENDATION

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



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 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 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:
 - i. Public safety considerations including pedestrian and vehicular safety;
 - ii. The minimum lighting levels reasonably necessary for the lawful use of the properties involved; and
 - iii. 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 sized in such a manner that the top of any the light fixture luminary. 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 (180 degrees with ground). 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, but are generally prohibited.
 - (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 (180 degrees with ground).

- (6) Lighting fixtures or sources of light that are included as a part of the canopy, including carports or covered walkways or other similar covered canopies, should be recessed into the underside of the canopy with no drop-down or visible bulbs or fixtures.
- (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) Shielding cannot be reflective or otherwise enhance the light source.
- (13) All luminaries and light sources subject to this Section shall be maintained and kept in good working order.
- (14) 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.
 - (5) Bull-head or flood lights on commercial property, unless downward facing (180 degrees with ground) and shielded.

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~~ 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 following~~The 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 be~~lighting 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 ~~taller~~larger 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 (180 degrees with ground). 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, but are generally prohibited.

(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 (180 degrees with ground).

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

~~(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)~~ Shielding cannot be reflective or otherwise enhance the light source.

~~(13)~~ All luminaries and light sources subject to this Section shall be maintained and kept in good working order.

~~(10)(14)~~ 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
- (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).
 - (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 ~~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 dished, 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.
- ~~(4)~~(5) Bull-head or flood lights on commercial property, unless downward facing (180 degrees with ground) and shielded.

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 luminaires;
 - (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 luminaires. Hazard warning luminaires, 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.