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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, DECEMBER 15, 2020
5:30 PM**

AGENDA

I. CALL TO ORDER:

The Chairman will call the meeting to order, establish a quorum, and lead those present in a salute to the American and Texas Flags.

II. WORKSESSION:

The Planning and Zoning Commission will convene in a Worksession to receive the Director's report, discuss future agenda items, update on Council actions, training topics, and request for new business consideration. The meeting is open to the public.

III. CONSENT AGENDA:

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Planning & Zoning Commission.

A. Minutes Approval:

B. Minutes from the November 17, 2020, Planning & Zoning Commission meeting.

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 9 acres of land, generally located on the southeast corner of County Road 89 and Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Airmax-CTX - Development Agreement)
- B. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 59 acres of land, generally located at the northeast corner of Louisiana Drive and J Fred Smith Parkway, within the City Limits. (Huddleston (Prestige Pools) - Development Agreement)
- C. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 227 acres of land, generally located at the southwest corner of Louisiana Drive and County Road 58, within the Extraterritorial Jurisdiction (ETJ). (Chan-Moore - Development Agreement)

- D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 600 acres of land, generally located south of J Fred Smith Parkway, west of Louisiana Drive, and approximately 1,300 feet east of Rawhide Road, within both the Extraterritorial Jurisdiction (ETJ) and City Limits. (Uptown -Development Agreement)
- E. Conduct a public hearing to consider and act upon a request to amend the Development Regulations of Planned Development (PD) No.40 on approximately 40 acres of land, generally located at the northeast corner of Punk Carter Parkway and Huddleston Drive, within the City Limits. (Cambridge Crossing – Planned Development Amendment)

V. ADJOURNMENT:

The Board reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Chapter 551.

“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 ____ a.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting.”

Celina 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.



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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 17, 2020
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chairman	Present	
Shelby Barley	City of Celina	Vice Chairman	Present	
Shawn Bain	City of Celina	Commissioner	Present	
Charles Haley	City of Celina	Commissioner	Absent	
Jace Ousley	City of Celina	Commissioner	Absent	
Eric Becker	City of Celina	Commissioner	Present	
Bryan Poché	City of Celina	Commissioner	Absent	
Madhuri Mohan AICP	City of Celina	Planning Manager	Present	
Raha Pouladi	City of Celina	Senior Planner	Present	
Angela Wu	City of Celina	Management Analyst	Present	

Chairman Hangartner called the meeting to order at 5:30 p.m., established a quorum, and led those present in a salute to the American and Texas Flags.

II. WORKSESSION:

The Planning and Zoning Commission held a Worksession to discuss future agenda items, update on Council actions, training topics, and request for business consideration.

A. Neighborhood Vision Book Presentation (Mohan):

Madhuri Mohan, Planning Manager, presented the Neighborhood Vision Book.

B. Comprehensive Plan - Concepts & Highlights Presentation (Nusser):

Abra Nusser, Consultant with Kimley-Horn, 6160 Warren Parkway, Suite 210, Frisco, TX 75034, presented the concepts and highlights of the Comprehensive Plan.

III. CONSENT AGENDA:

Minutes Acceptance: Minutes of Nov 17, 2020 5:30 PM (CONSENT AGENDA)

A. Minutes Approval:

- Minutes from the October 20, 2020, Planning & Zoning Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Shawn Bain, Commissioner
SECONDER:	Shelby Barley, Vice Chairman
AYES:	Hangartner, Barley, Bain, Becker
ABSENT:	Haley, Ousley, Poché

IV. **PUBLIC HEARINGS/ACTION ITEMS:**

- Conduct a public hearing to consider and act upon a request to zone an approximately 51 acre tract of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located west of Louisiana Drive and north of J Fred Smith Parkway within the Extraterritorial Jurisdiction (ETJ). (Cottages PD - Zoning)

Madhuri Mohan, Planning Manager, presented the staff report.

Chairman Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, TX 75009, cited concerns about the concept plan, including the size and density of lots, available parking, and the shared driveways.

Jim Knight, representing Old Celina, Ltd., 621 N. Main Street, Suite 415, Grapevine, TX 76051, supported the zoning request and asked staff to share construction details, including the drainage on the site.

Craig James, Applicant, 102 E. Broadway Street, Suite 940, Prosper, TX 75078, stated that the developer has already worked on issues cited by Mr. Knight and that he trusts the planning process.

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

The Commissioners discussed the item.

Commissioner Bain motioned to approve the item as proposed.

Vice Chairman Barley seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shawn Bain, Commissioner
SECONDER:	Shelby Barley, Vice Chairman
AYES:	Hangartner, Barley, Bain, Becker
ABSENT:	Haley, Ousley, Poché

- Conduct a public hearing to consider and act upon a request to zone approximately 187 acre tracts of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) base zoning, generally located east of CR 86 (future Coit Road) and south of Choate Parkway within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Wilson Creek Meadows PD - Zoning)

Raha Pouladi, Senior Planner, presented the staff report.

Chairman Hangartner opened the public hearing.

Terry Mitchell, Applicant, 106 Decker Court, Suite 310, Irving, TX 75062, stated that he is available to answer questions.

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

Vice Chairman Barley motioned to approve the item as proposed.

Commissioner Becker seconded the item.

All were in favor, and the item was approved.

RESULT: APPROVED [UNANIMOUS]
MOVER: Shelby Barley, Vice Chairman
SECONDER: Eric Becker, Commissioner
AYES: Hangartner, Barley, Bain, Becker
ABSENT: Haley, Ousley, Poché

- C. Conduct a public hearing to consider and act upon a request to zone approximately 3,237 acre tracts of land to Planned Development (PD) with Dallas North Tollway Overlay District (DNTO) and various uses, generally located north of J Fred Smith Parkway, west of Celina Parkway, east of Dallas Parkway, and south of Marilee Road within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Dynavest PD - Zoning)

Ms. Mohan presented the staff report.

Chairman Hangartner opened the public hearing.

David Martin, Attorney at Winstead P.C., 2728 North Harwood Street, Suite 500, Dallas, TX 75201, spoke on behalf of the applicant, stating that he was available to answer questions.

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

Vice Chairman Barley motioned to approve the item as proposed.

Commissioner Bain seconded the item.

All were in favor, and the item was approved.

RESULT: APPROVED [UNANIMOUS]
MOVER: Shelby Barley, Vice Chairman
SECONDER: Shawn Bain, Commissioner
AYES: Hangartner, Barley, Bain, Becker
ABSENT: Haley, Ousley, Poché

- D. Conduct a public hearing to consider and act upon a request to zone an approximately 557 acre tract of land to Planned Development (PD) with Single-Family Residential Detached District (SF-R) and Mixed-Use Zoning District (MU) base zoning, generally located at the southwest corner of Custer Road and Choate Parkway, within the Extraterritorial Jurisdiction (ETJ). (Mustang Lakes Expansion PD – Zoning)

Ms. Pouladi presented the staff report.

Chairman Hangartner opened the public hearing.

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

Commissioner Bain motioned to approve the item as proposed.

Commissioner Becker seconded the item.

All were in favor, and the item was approved.

RESULT: APPROVED [UNANIMOUS]
MOVER: Shawn Bain, Commissioner
SECONDER: Eric Becker, Commissioner
AYES: Hangartner, Barley, Bain, Becker
ABSENT: Haley, Ousley, Poché

- E. Conduct a public hearing to zone approximately 294 acre tracts of land to Agricultural District (AG), generally located west of Farm to Market Road 2478, south of Kathie Court, north of Parvin Road, and east of Farm to Market Road 1385, within the Extraterritorial Jurisdiction (ETJ). (Mustang Lakes Expansion Remainder - Zoning)

Ms. Pouladi presented the staff report.

Chairman Hangartner opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 Commissioner Bain motioned to approve the item as proposed.
 Vice Chairman Barley seconded the item.
 All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shawn Bain, Commissioner
SECONDER:	Shelby Barley, Vice Chairman
AYES:	Hangartner, Barley, Bain, Becker
ABSENT:	Haley, Ousley, Poché

V. ADJOURNMENT:

Chairman Hangartner adjourned the meeting at 6:45 p.m.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Raha Pouladi, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: December 15, 2020
Re: Airmax-CTX - Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 9 acres of land, generally located on the southeast corner of County Road 89 and Sunset Boulevard, within the Extraterritorial Jurisdiction (ETJ). (Airmax-CTX - Development Agreement)

Applicant:

Airmax Inc.
216 West Pecan Street
Celina, TX 75009

Background Information:

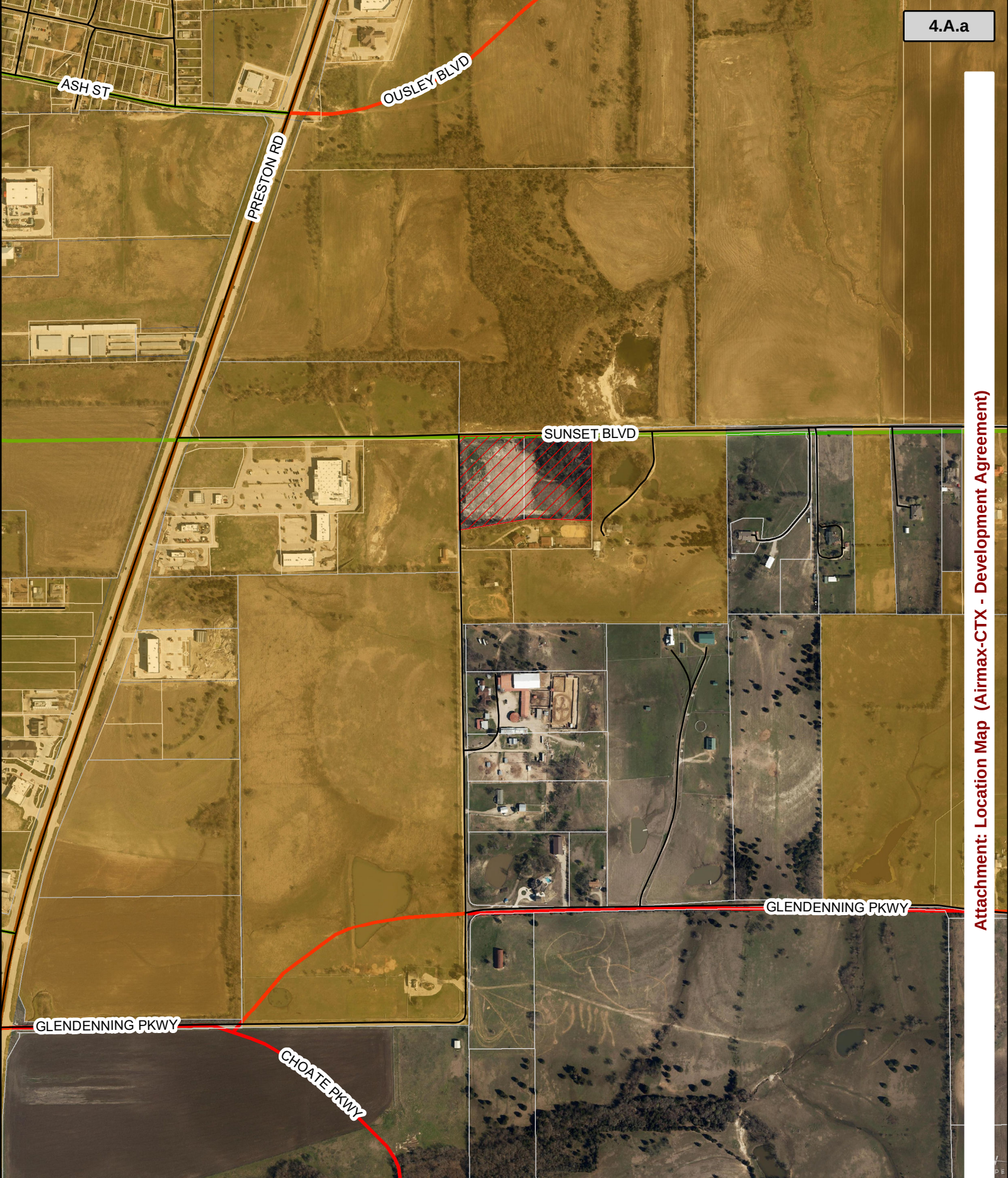
Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Airmax-CTX - Development Agreement)



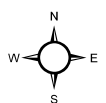
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Airmax Location Map

Date: 11/10/2020

Legend

- Roads
- Subject Property
- City Limits
- Parcels



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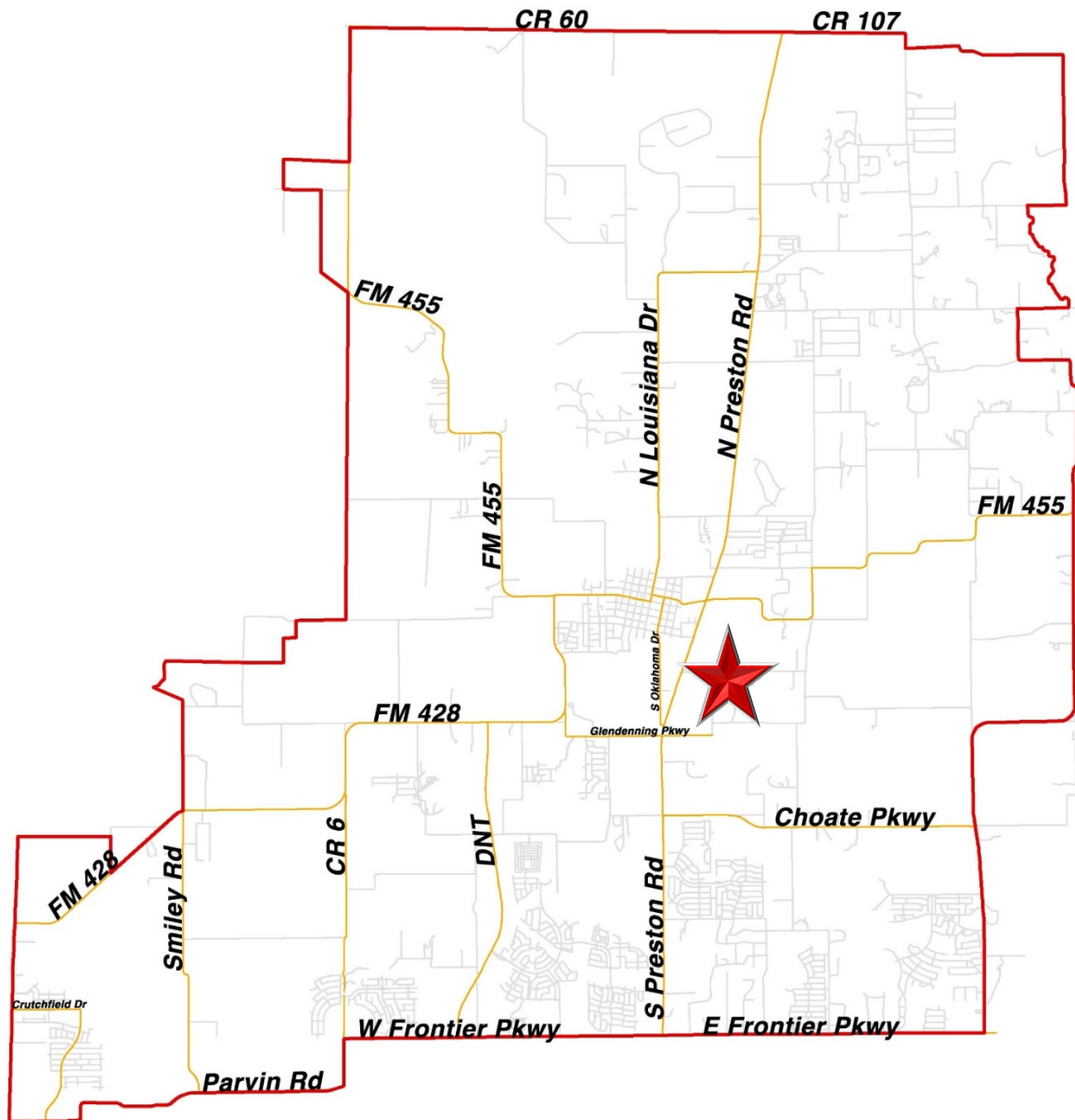
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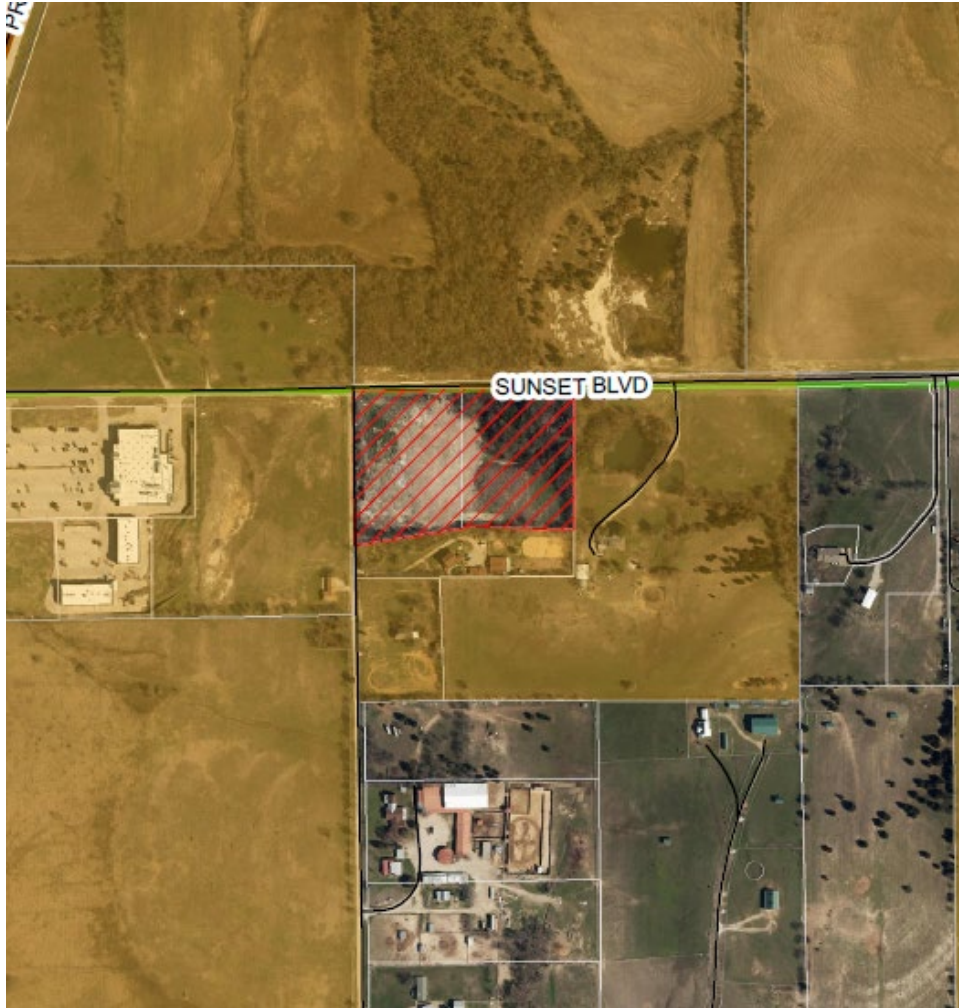
Airmax-CTX

Development Agreement

Planning & Zoning Commission

December 15, 2020





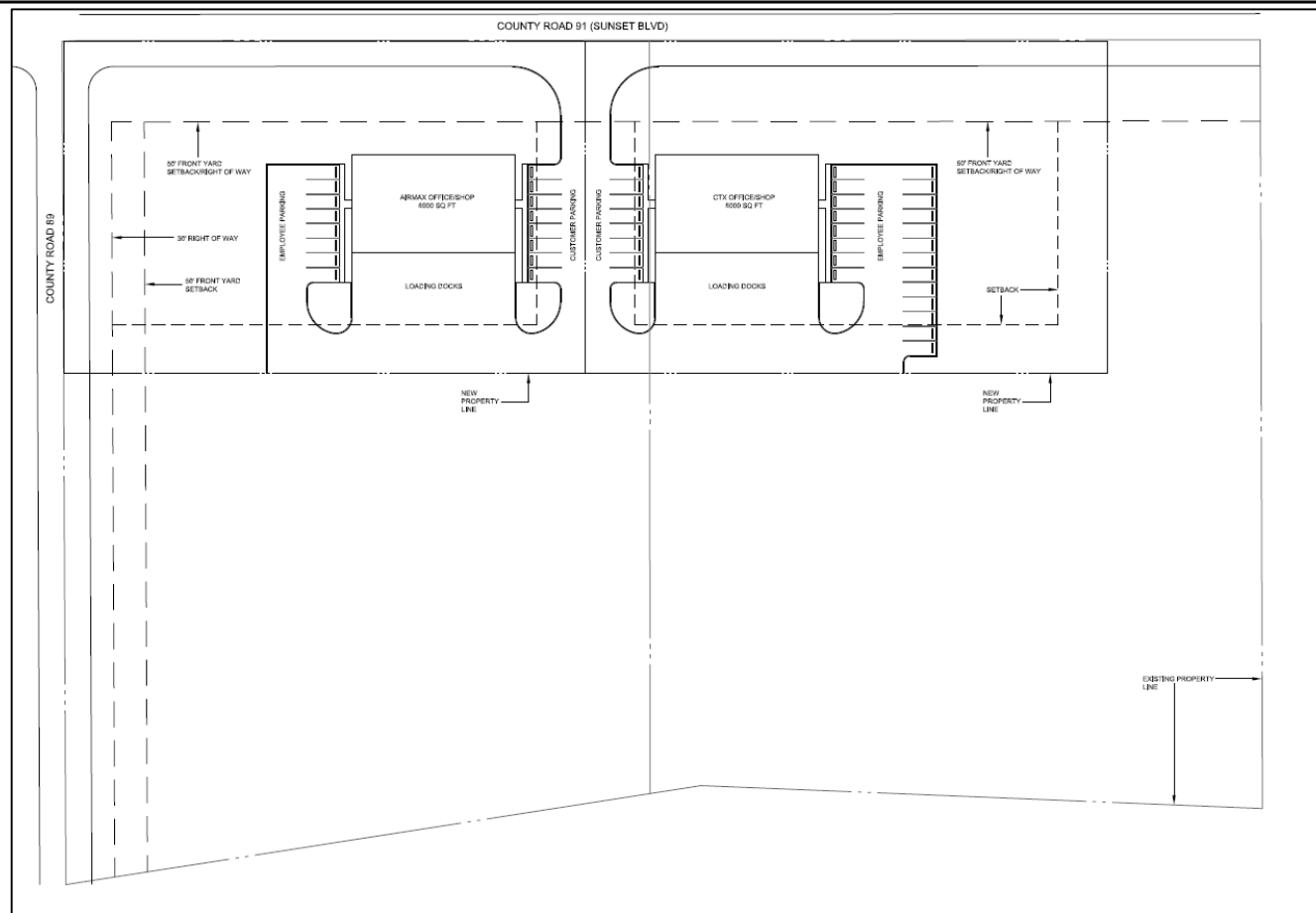
Location Map

The subject property is generally located on the southeast corner of County Road 89 and Sunset Boulevard

Background

- The subject property is approximately 9 acres, located within the Extraterritorial Jurisdiction (ETJ)
- The applicant desires to outline the future annexation and zoning that will apply to the tracts through a Development Agreement with the City
- The applicant wants to construct buildings for its business operations

Concept Plan



Overview

- The Development Agreement proposes immediate annexation and zoning for the 9 acres, which is currently undeveloped land
- The DA recommends a flexible Industrial (I) or Commercial (C) base zoning to allow more options
- City standards apply, including landscaping and architectural requirements

Policy Considerations

- The DA brings an additional 9 acres into the City Limits with base zoning
- The subject property is at a hard corner off a future 4-lane road
- The proposed land use is appropriate for the location
- The project will abide by all city standards, including architecture, concrete parking, landscaping, etc.

Recommendation

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

Draft Development Regulations

- Immediate annexation.
- The zoning for the subject property shall be I (Industrial) district. The subject property may also utilize C (Commercial) district land use rights.
- The structure for Airmax and CTX may utilize a minimum 10% Category A building materials and up to a maximum of 90% Category B building materials for compliance with Architectural Standards.
- The southern and eastern property line shall not require a masonry screening wall.
- 30' Landscape buffer along Sunset Boulevard.
- 20' Landscape buffer along County Road 89.
- All other City standards apply.
- Standard fees for permitting, impact fees, escrows for turn lanes, median openings, and roadway.
- ROW dedication on Sunset Boulevard and County Road 89 and cross-access (to east and south).
- 10' Sidewalk along Sunset Boulevard and 8' sidewalk along County Road 89.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Raha Pouladi, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: December 15, 2020
Re: Huddleston (Prestige Pools) - Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 59 acres of land, generally located at the northeast corner of Louisiana Drive and J Fred Smith Parkway, within the City Limits. (Huddleston (Prestige Pools) - Development Agreement)

Applicant:

Lochman Construction
15550 Preston Road
Frisco, TX 75033

Background Information:

Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.

O'BRIEN DR

BUS 289

CR 994

PRESTON RD

J FRED SMITH PWKY

LOUISIANA

LYNN STAMBAUGH P

Attachment: Location Map (Huddleston (Prestige Pools) - Development Agreement)

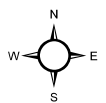


Huddleston Tract (Prestige Pools) Location Map

Date: 12/4/2020

Legend

- Subject Property
- City Limits
- Parcels



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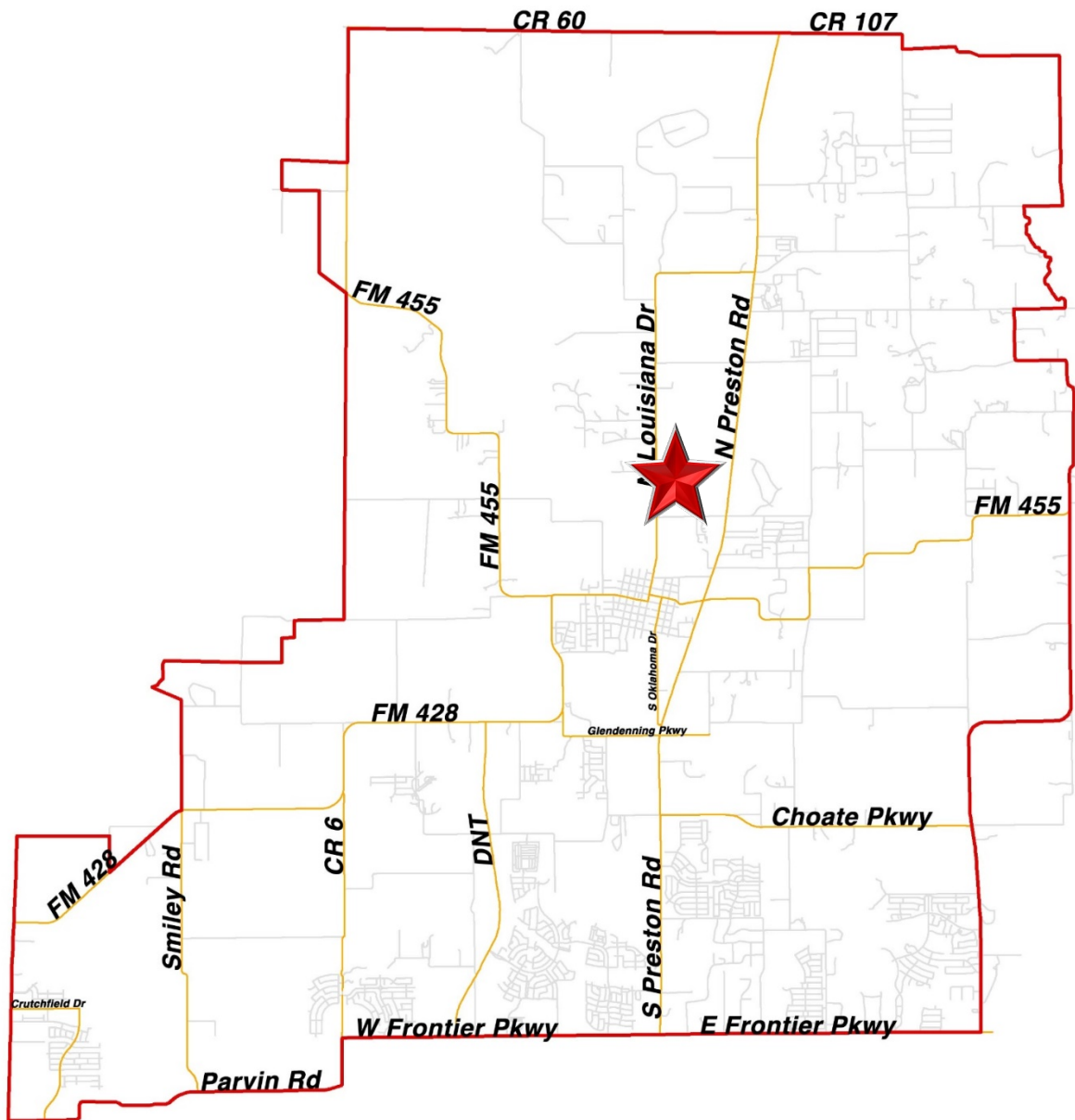
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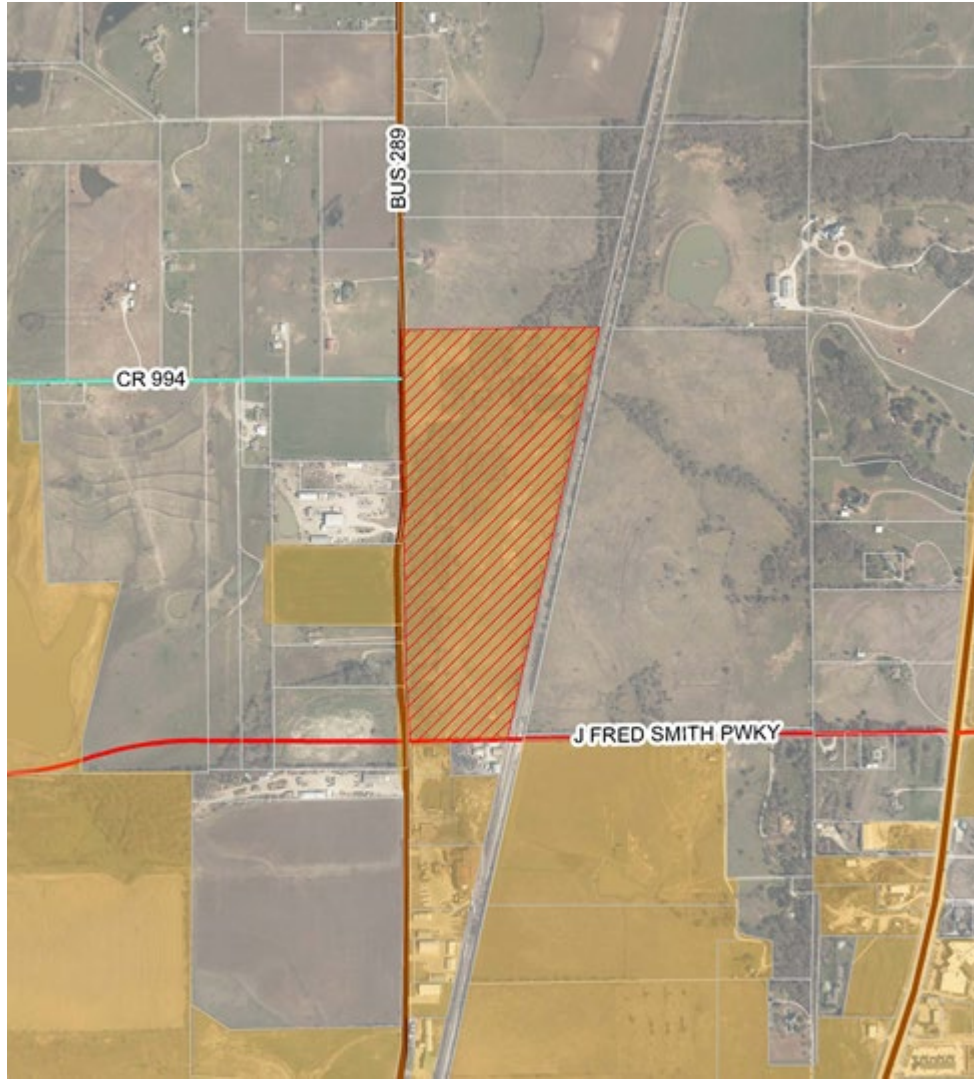
Huddleston (Prestige Pools)

Development Agreement

Planning & Zoning Commission

December 15, 2020





Location Map

The subject property is located on the northeast corner of Louisiana Drive and J Fred Smith Parkway

Background

- The subject property is approximately 59 acres, located within the City Limits
- The proposed development is compliant with Planned Development No. 57, which has a base zoning of industrial
- The vision of PD No. 57 was a light industrial park with many pads located off a central public right-of-way

Project Overview

- The applicant desires to relocate its pool company (Prestige Pools) to Celina in order to expand its operations
- It requests a temporary allowance (3 years) to store materials on one of the industrial park pads (no offices, no employees, no facilities)
- After 3 years, it would need to construct a more permanent facility or vacate

Development Regulations

- Allows for a temporary storage yard of pool materials and equipment
- Requires an earthen berm along the CR for screening
- Requires sales tax to be relocated to Celina when possible (likely in conjunction with the permanent facility)

Policy Considerations

- The subject property has an Industrial PD that allows for contractor yards
- The storage yard is temporary (3 years)
- The future permanent facility brings jobs and sales tax
- This is the first potential user of the industrial park and could be a catalyst for the area

Recommendation

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



Draft Development Regulations

- Allows for 3 year continuation of temporary storage (no facilities, employees, or offices; just materials)
- Chain link, gravel allowed for 3 years; neither permanent
- 4' high earthen berms along CR to better screen the storage
- After 3 years, the new permanent relocation of the operation will need to extend the DA or revise the PD
- Sales tax to Celina location (as soon as practical or allowed)
- 7 or L shaped public ROW (for creation of industrial pads) generally per attached concept (with timing triggers)



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Raha Pouladi, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: December 15, 2020
Re: Chan-Moore - Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 227 acres of land, generally located at the southwest corner of Louisiana Drive and County Road 58, within the Extraterritorial Jurisdiction (ETJ). (Chan-Moore - Development Agreement)

Applicant:

Pilatus Investments, LLC
1341 Preston Road
Celina, TX 75009

Background Information:

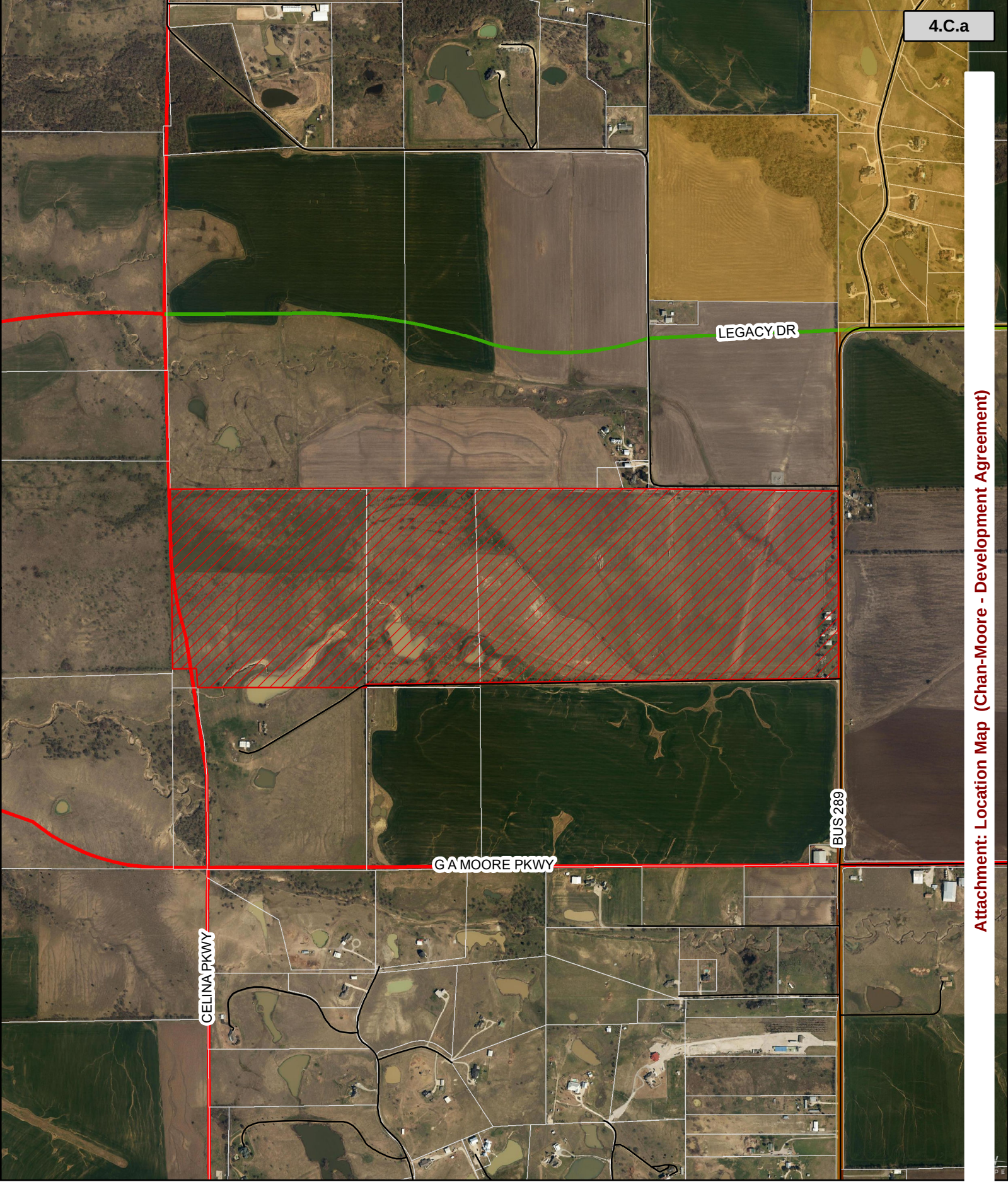
Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Development Regulations

Staff Recommendation:

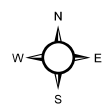
Staff recommends approval as presented.



Attachment: Location Map (Chan-Moore - Development Agreement)

Legend

- Roads
- Subject Area
- City Limits
- Parcels

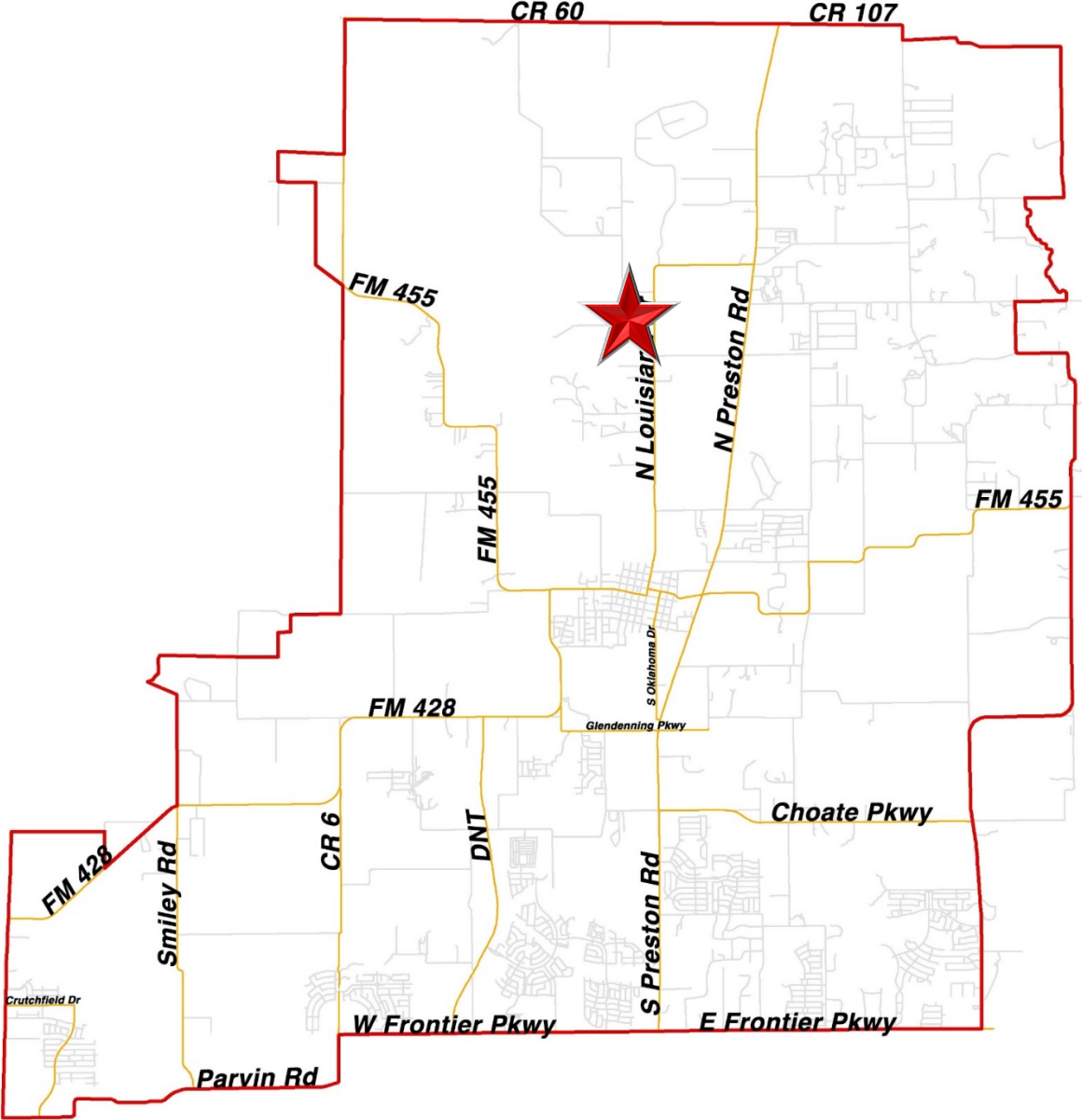


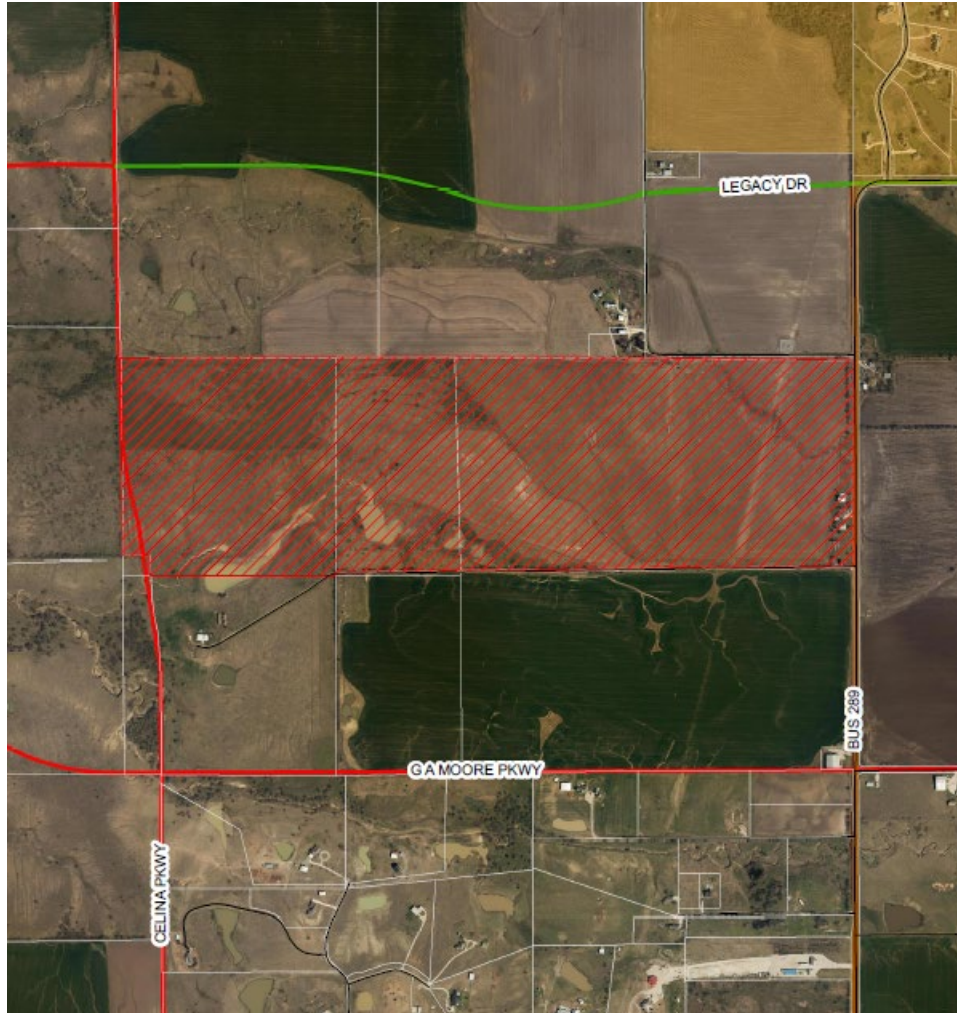
Chan-Moore

Development Agreement

Planning & Zoning Commission

December 15, 2020





Location Map

The subject property is generally located at the southwest corner of Louisiana Drive and County Road 58

Background

- The subject property is approximately 227 acres, located in the Extraterritorial Jurisdiction (ETJ)
- The proposed project is a master planned community
- The property owner desires to outline the future annexation and zoning that will apply to the tracts through a Development Agreement with the City

Concept Plan



Overview

- The Development Agreement proposes annexation and zoning for the 227 acres, which is currently undeveloped land
- The development agreement also requires right-of-way dedication from the property owner either at time of development, or when the City requests for the ROW
- Single-Family Residential (SF-R) base zoning is proposed for this neighborhood

[illegible]

Standards

- The project is abiding by the new Neighborhood Vision Book, which provides guidance on how to meaningfully incorporate open space into a new neighborhood
- Standard enhanced landscape buffers, trails, screening, architecture, and wide sidewalks
- Standard amenity package with timing triggers
- Alleys on smaller lots, as required

Policy Considerations

- The DA brings an additional 227 acres into the City Limits with base zoning
- The proposed neighborhood is appropriate for the location
- A mixture of lot sizes, as required by the Zoning Ordinance and Strategic Plan
- The development would abide by all City standards

Recommendation

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

Draft Development Regulations Chan-Moore Tract

All development within the subject tract shall meet the standards of the SF-R, Single Family Residential Detached District, as established in the City of Celina Zoning Ordinance, with the exceptions noted herein.

These development regulations noted herein will hold precedence over any conflicting regulations created by the Zoning Ordinance.

- (a) **Supplemental Permitted Uses.** In addition to the uses allowed under the base district, the following uses are allowed by right:

Min. 60' x 120' Residential Lots

Min. 50' x 115' Residential Lots

Min. 40' x 110' Residential Lots

Min. 35' x 120' Attached Residential Product

- (b) **Supplemental Development Regulations (In addition to the regulations in the base district):**

1. **Side Yards:** 5' side yards for center loaded lots and/or alternate 10'/0' zero lot option (except Duplex Lots; 5'/0').
2. **Lot Width:** Minimum lot widths will be calculated at the building line.
3. **Front/Rear Yard:**
 - a. Front/rear yards for 60' lots shall total at least 40'.
 - b. Front/rear yards for 50' and/or attached residential product lots shall total at least 35'.
 - c. Front/rear yards for 40' lots shall total at least 30'.
 - d. Minimum setbacks of 15' for either front or rear yards shall apply.
4. **Density:** N/A
5. **Percentage of Lot Sizes:**
 - a. Minimum 20% of the lots to be 60 feet in width or greater.
 - b. Maximum 55% of the lots to be 40 feet in width or less.
 - c. Maximum of 35% of the lots to be the attached residential product (35 feet minimum lot width).
6. **Minimum Floor Area:** 1500 square feet
7. **Garage Placement:**
 - i. Front facades & front-facing garage placement – one-story homes. The face of garage doors shall not extend beyond the front façade of any residential structure unless one or both of the following conditions apply; and in that case, the face of the garage door may extend up to a maximum of eight (8) feet beyond the front façade:
 - a. A front porch extending a minimum of fifty percent (50%) of the front façade is provided; or

- b. A bay window is provided on the longest wall face of the front façade.
 - ii. Front facades & front-facing garage placement – two story homes. The face of garage doors may extend beyond the front façade of any residential structure up to a maximum of eight (8) feet beyond the front façade.
 - iii. Front facades & J-swing garage placement. When the doors of garages are designed to be perpendicular to the street access (as in J-swing garages), the garage facade may extend in front of the main front façade of the residential structure.
 - iv. Side facades & J-swing garages. J-swing garages shall have a minimum of twenty (20) feet from the door face of the garage to the side property line for maneuvering and tandem parking.
- (c) **Concept Plan:** The concept plan shall be in general conformance with Exhibit C. Revisions to Exhibit C are subject to the approval of the Director of Development Services at the time of approval of the preliminary plat and shall not constitute a rezoning application. Revisions to lot sizes are allowed as long as the meet the criteria noted in Section (b)5 (Percentage of Lot Sizes).
- (d) **Open Space:** The overall open space shall not be less than 15% of the gross area. The required program elements/amenities shall be as noted on Exhibit D. Changes to program elements and locations as noted in Exhibit D are subject to approval by the Director of Development Services at the time of approval of the preliminary plat and shall not constitute a rezoning application.
- Open fencing is required on residential lot lines siding or backing to open spaces unless otherwise noted on Exhibit D or approved by the Director of Development Services at the time of approval of the preliminary plat.
- One minimum 3-inch caliper tree is required in the backyard of residential lots backing to the existing Atmos Gas easement.
- (e) **Landscape Setbacks:** The required landscape setbacks adjacent to major thoroughfares shall average a minimum of 40' in width and be as generally depicted in Exhibit C. The total area of the setback shall be no less than the linear frontage along the thoroughfare times 40' in width. There shall be a minimum landscape setback of 15' along County Road 58. Screening shall be as generally depicted on Exhibit D.
- (f) **Adjacent Parcel (Moore Tract):** The development regulations may be extended up to the adjacent Moore Tract using the same regulations noted here in and as generally depicted on both Exhibit C and Exhibit D. This is subject to the terms of the developer agreement and upon annexation of the subject tract and will not constitute a rezoning of the Chan Tract.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Manager
CC: Dusty McAfee AICP, Director of Development Services
Date: December 15, 2020
Re: Uptown - Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 600 acres of land, generally located south of J Fred Smith Parkway, west of Louisiana Drive, and approximately 1,300 feet east of Rawhide Road, within both the Extraterritorial Jurisdiction (ETJ) and City Limits. (Uptown -Development Agreement)

Applicant:

Rockhill Capital & Investments
9550 John W. Elliot, Suite#106
Frisco, TX 75033

Background Information:

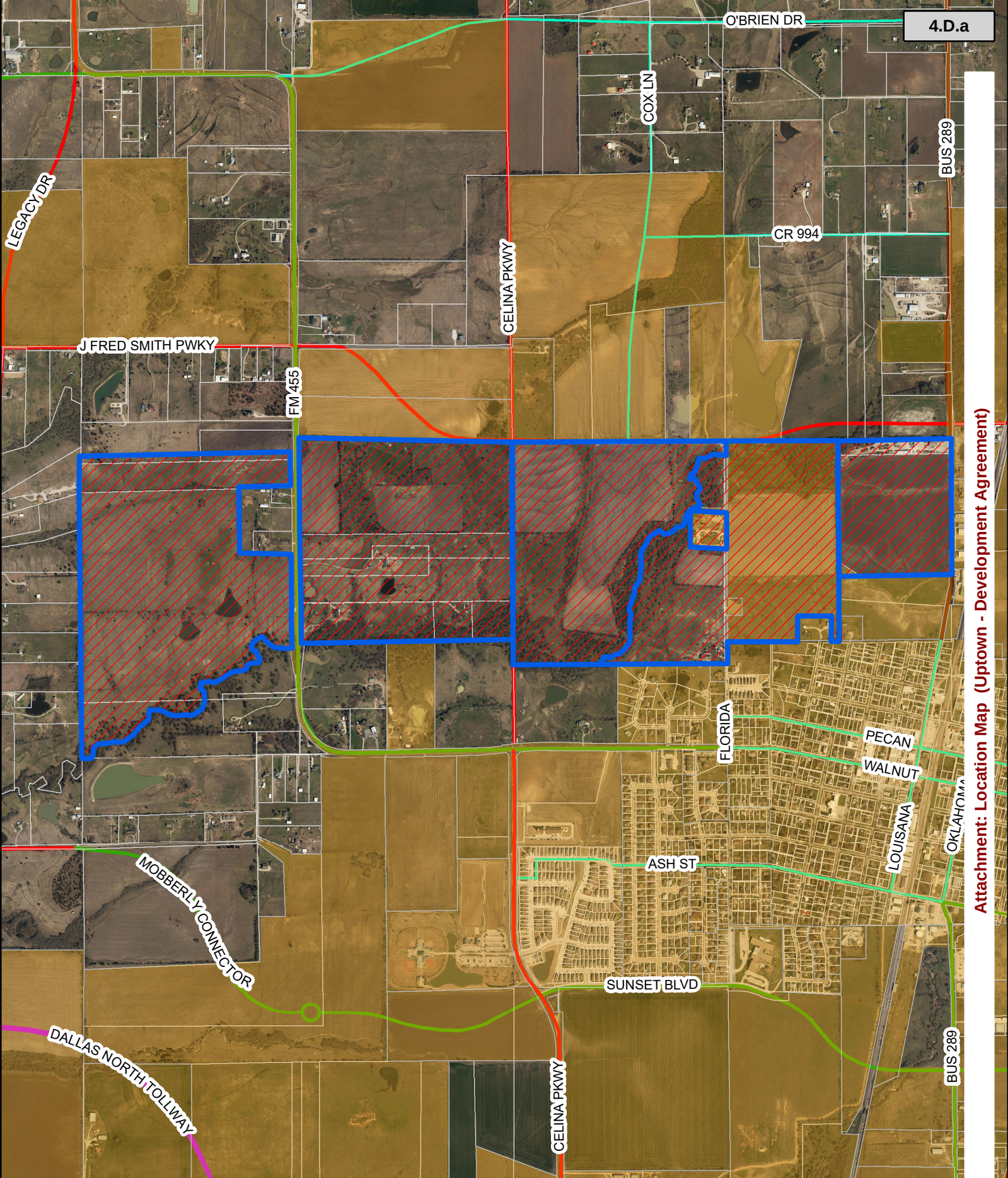
Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Regulations

Staff Recommendation:

Staff recommends approval as presented.



4.D.a

Attachment: Location Map (Uptown - Development Agreement)

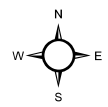


Uptown DA Location Map

Date: 11/4/2020

Legend

- 20028-Bndy
- ▨ Subject Property
- City Limits
- Parcels



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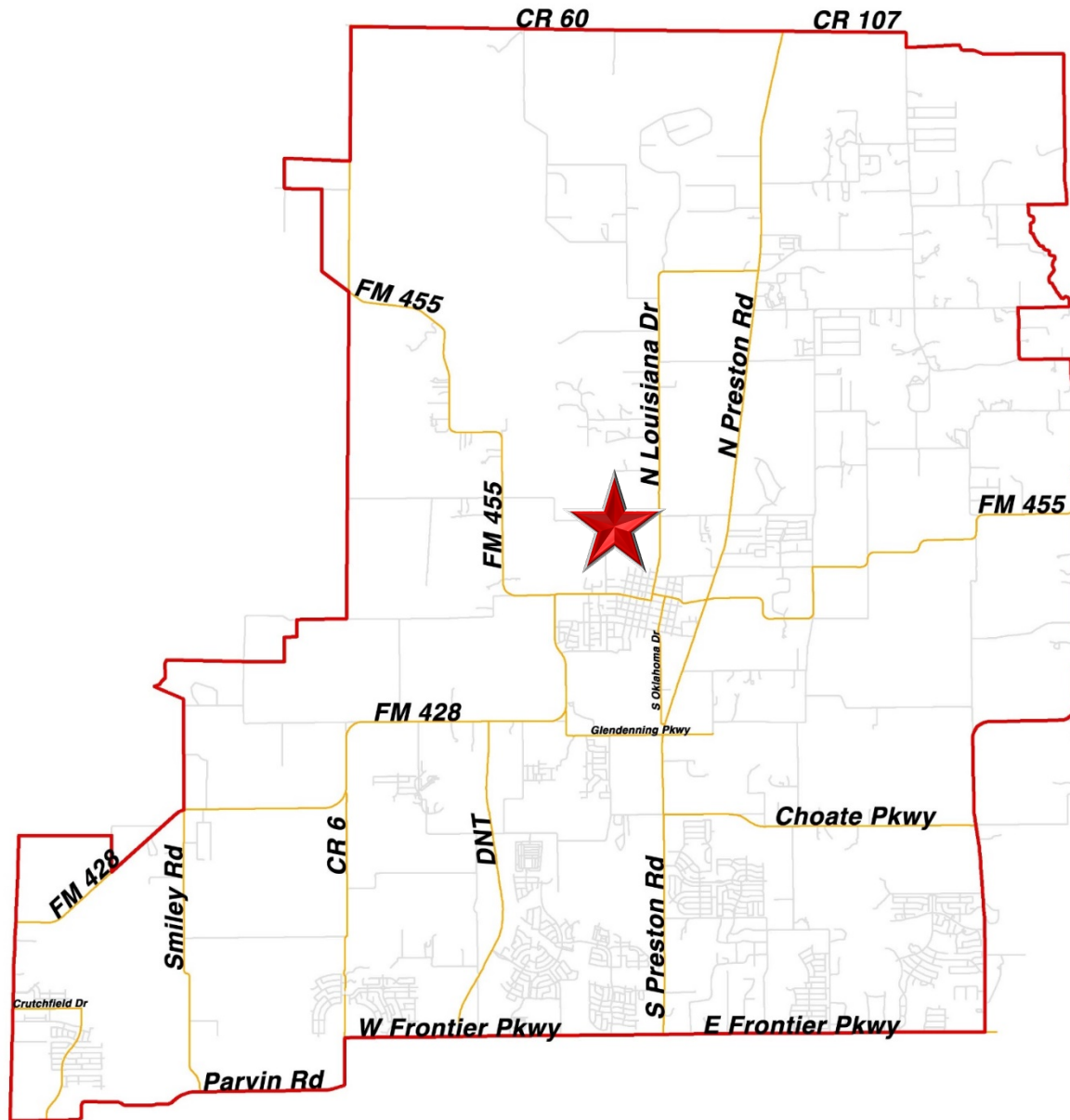
feet

Uptown

Development Agreement

Planning & Zoning Commission

December 15, 2020



Location Map

The subject property is generally located northwest of downtown, along J Fred Smith Parkway, Louisiana Drive, FM 455, and future Celina Parkway

Attachment: Staff Presentation (Uptown - Development Agreement)

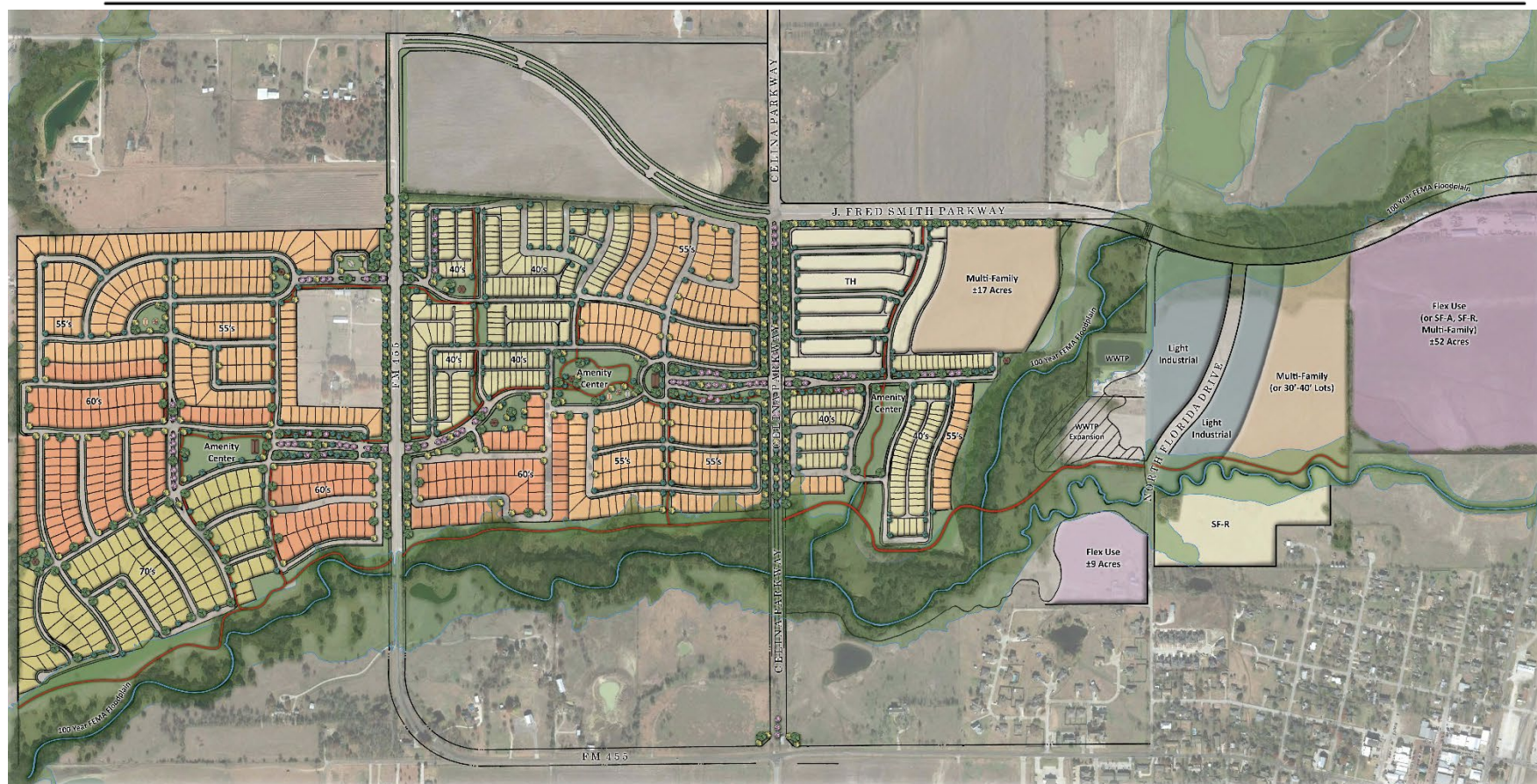
Background

- The subject property is approximately 600 acres, located in both the Extraterritorial Jurisdiction (ETJ) and the City Limits
- The applicant desires to outline the future annexation and zoning that will apply to the tracts through a Development Agreement with the City

Overview

- The Development Agreement proposes annexation for 501 acres and zoning for 600 acres, which is currently undeveloped land
- The project is a new master planned community with a wide range of land uses
- The development agreement also requires right-of-way dedication from the property owner either at time of development, or when the City requests for the ROW

Concept Plan



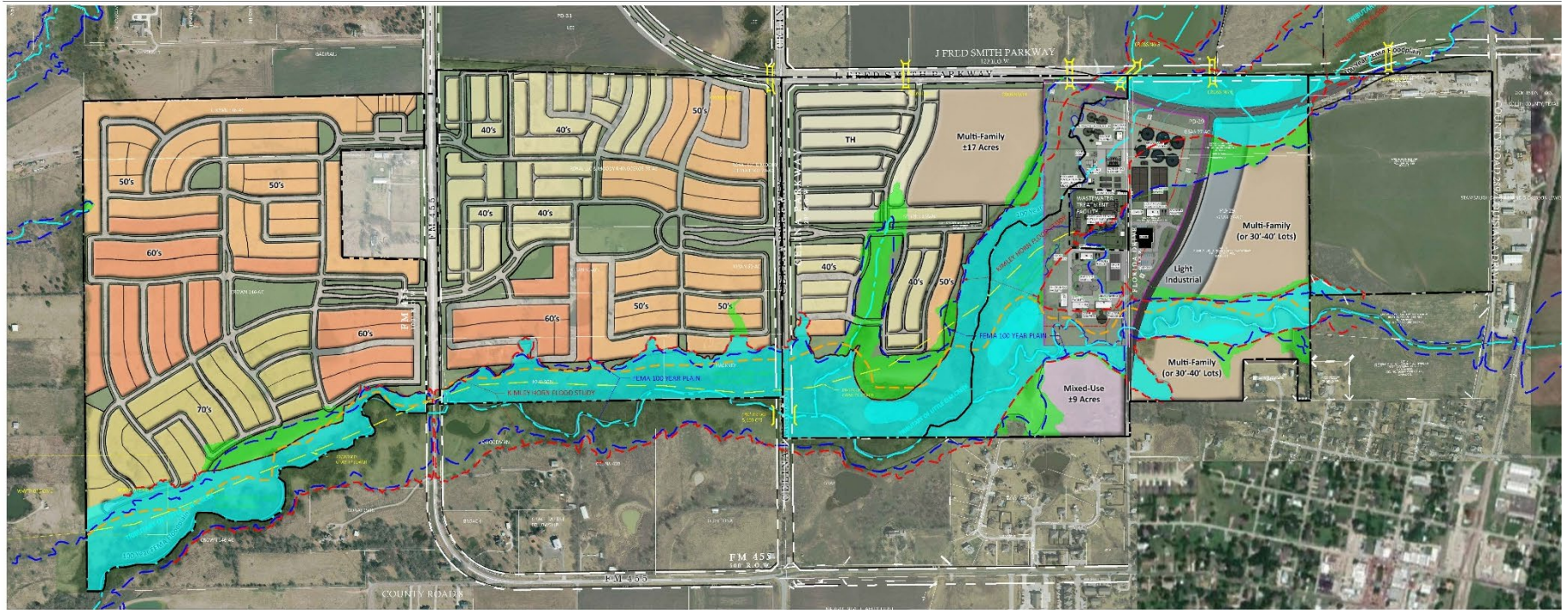
Attachment: Staff Presentation (Uptown - Development Agreement)

Developer Obligations

The development will contribute to the City's infrastructures needs in the following ways:

- Wastewater treatment plant expansion
- Future Water Tower site
- Future Elementary School
- Future Fire Station
- ROW dedication & perimeter roadway network
- Other obligations included in the development agreement reviewed by City Council

Open Space Exhibit

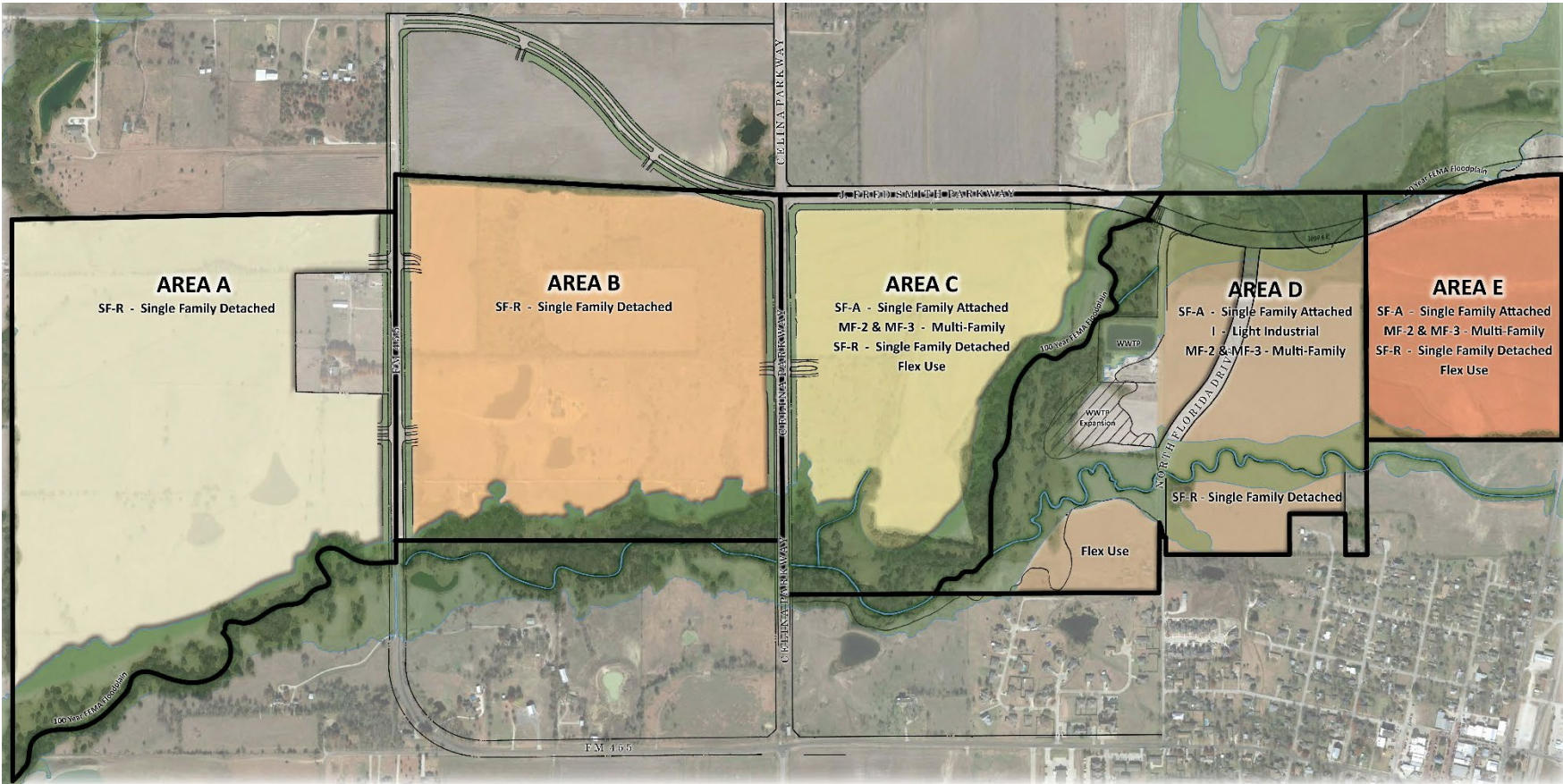


Attachment: Staff Presentation (Uptown - Development Agreement)

Open Space Plan

- Approximately 175 acres (28.8%) of the development is dedicated for open space
- A massive linear park along the creek is planned, including a extensive trail network throughout the development

Pod Map



Pod Map Overview

- Pods A & B: 100% SF-R
- Pod C: SF-R & SF-A
- Pods D & E: mixture of uses, including some light industrial options near the treatment plant
- Multi-Family – maximum 1,000 units across Pods C, D, & E (none south of creek adjacent to downtown)
- City facilities are allowed anywhere

City Standards

- Linear park abides by the Neighborhood Vision Book
- Enhanced trails, sidewalks, and landscape buffers
- Standard architecture, screening, and other development standards
- Alleys required on any lots smaller than 55' in width

Policy Considerations

- The DA brings an additional 501 acres into the City Limits
- The DA provides entitlements for a new neighborhood with extensive park and trail amenities adjacent to downtown
- ROW clauses are favorable to the City's transportation plan
- Additional housing near downtown supports the Downtown Master Plan

Recommendation

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

UPTOWN DRAFT DEVELOPMENT REGULATIONS

- C-4 Annexation
- Creation of an in-city MUD and/or PID
- 1 elementary school site (not to exceed 12 acres), land to expand existing WWTP on west side of City (not to exceed 15 acres), dedication of a 3-acre site for a future fire station, dedication of water tower site (not to exceed 2 acres), two emergency sirens, not to exceed \$45,000 each
- Developer and City shall work together on dedicated park/open space land to create a Master Uptown Park Plan that makes efficient use of open space/flood plain/non-flood plain for the entire base area. Dedicated linear park/public parks will have amenity items such as:
 - i. Minimum 12' trails
 - ii. Fitness Stations
 - iii. Dog park
 - iv. Playgrounds
 - v. Sports fields
 - vi. Other popular uses as agreed to with City Parks Department
- Alleys required on lots less than 55' wide
- Uptown Zoning Districts/Uses (as shown on exhibit) (gross acreages are approximate):
 - b. **Area A (170 acres):** 100% SF-R
 - c. **Area B (149.5 acres):** 100% SF-R
 - d. **Area C: (114 acres):** SF-R and SF- A allowed
Areas C, D, and E to include max 1,000 units of MF-2 and/or MF-3
 - e. **Area D: (123 acres):** Min 30% SF- A
Max 40% I - Industrial
Areas C, D, and E to include max 1,000 units of MF-2 and/or MF-3
SF-R South of creek, east of Florida St
Max 3 to 10 acres Flex Use – South of Creek, west of Florida St
 - f. **Area E: (52 acres)** Allowed Uses - SF-A, SF-R
Areas C, D, and E to include max 1,000 units of MF-2 and/or MF-3
Max 20% - Flex Use

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

- CF – Community Facilities
- C – Commercial, Office & Retail
- I - Industrial

Any modifications to the Districts must be mutually approved by property owner and City of Celina.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Raha Pouladi, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: December 15, 2020
Re: Cambridge Crossing - Planned Development Amendment

Action Requested:

Conduct a public hearing to consider and act upon a request to amend the Development Regulations of Planned Development (PD) No.40 on approximately 40 acres of land, generally located at the northeast corner of Punk Carter Parkway and Huddleston Drive, within the City Limits. (Cambridge Crossing – Planned Development Amendment)

Applicant:

Camridge Companies
8750 N. Central Expressway, Suite#1735
Dallas, TX 75231

Background Information:

Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.

COLLIN COUNTY OUTER LOOP

DALLAS NORTH TOLLWAY

PUNK CARTER PKWY

HUDDLESTON DR

CAREY RD

Attachment: Location Map (Cambridge Crossing – Planned Development Amendment)

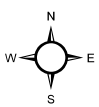


Cambridge Crossing Section VI Location Map

Date: 11/19/2020

Legend

- Roads
- Subject Area
- City Limits
- Parcels

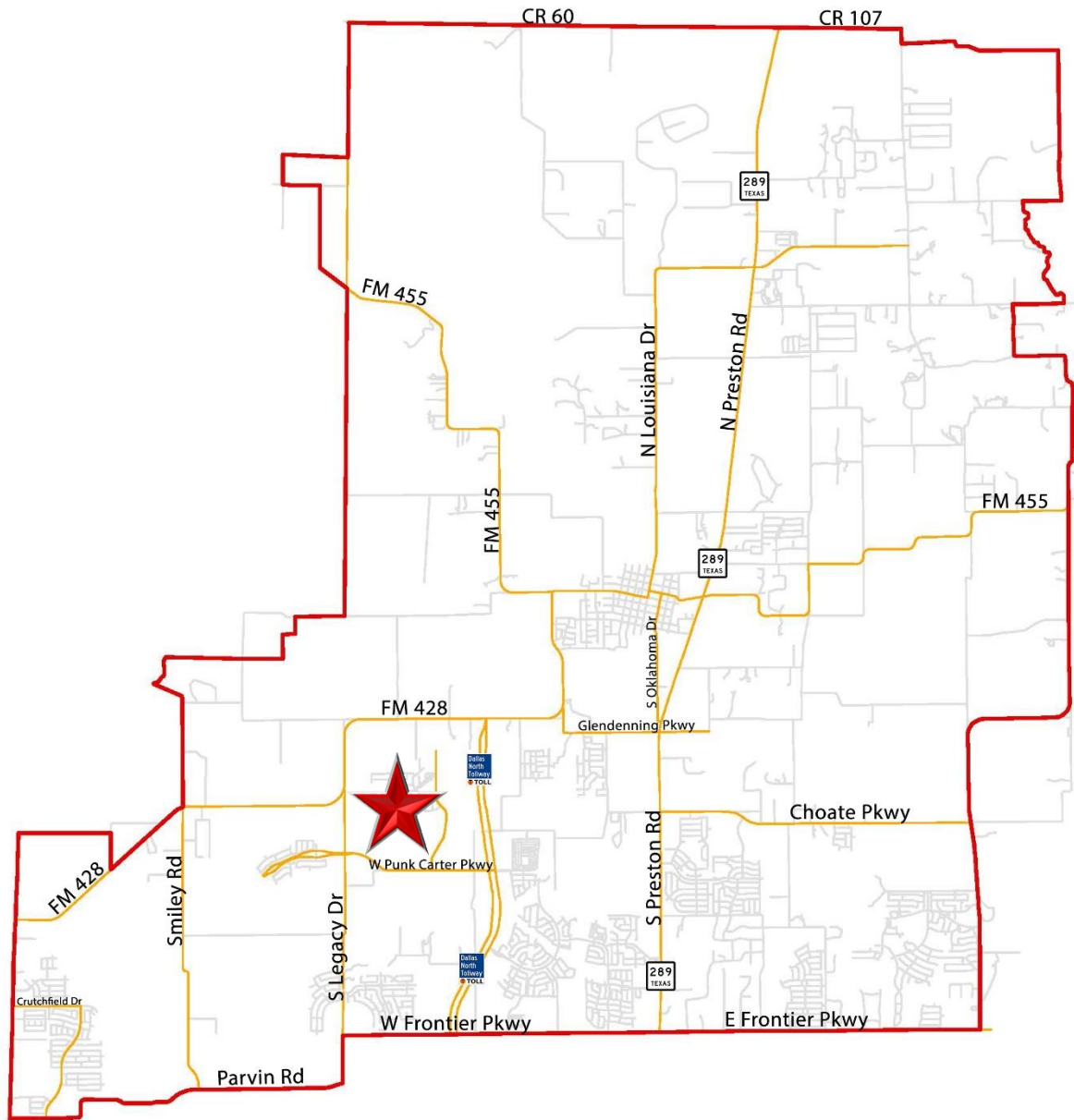


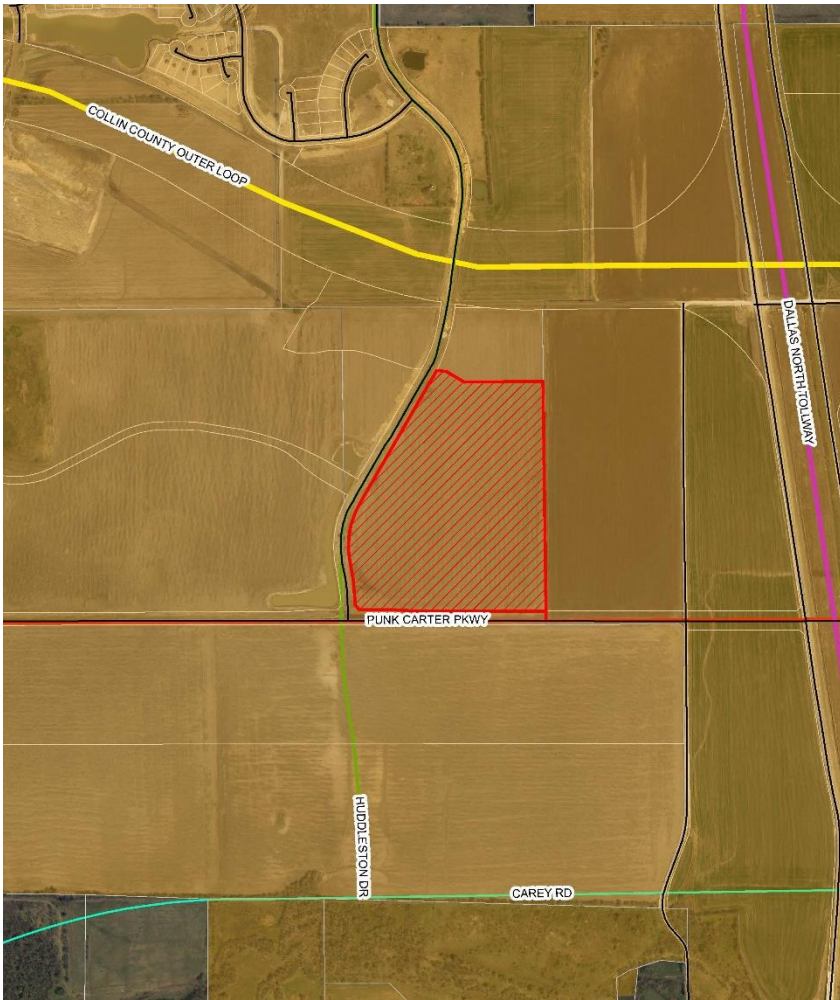
Cambridge Crossing

Planned Development Amendment

Planning & Zoning Commission

December 15, 2020





Location Map

The subject property is Tract 6 of the Cambridge Crossing master planned community, generally south of the Collin County Outer Loop

Background

- The subject property is approximately 40 acres and located in the City Limits
- The governing PD #40 was approved in 2016
- The applicant's request is to amend the PD to allow for 40' single-family lots in Tract 6 only
- The current PD allows Tract 6 to have 50' wide lots today

Concept Plan

OVERALL CONCEPT PLAN



**CAMBRIDGE
CROSSING**

PROPOSED LAND USE SUMMARY

SINGLE FAMILY	± 376 ACRES (59%)
MU-2	± 78 ACRES (12%)
OPEN SPACE	± 80 ACRES (14%)
RIGHT-OF-WAY	± 97 ACRES (15%)

TOTAL LAND AREA: 1,639 ACRES

NOTE: THE ACRES SHOWN ABOVE ARE APPROXIMATE BASED ON THE CONCEPT PLAN AND ARE SUBJECT TO CHANGE WITH FUTURE PLATS.

NOTE

- 1) THE STREET PATTERN AND OPEN SPACE AREAS ARE FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO FUTURE ALTERATION DURING THE DESIGN PROCESS.
- 2) LOTS ADJACENT TO THE FLOODPLAIN MAY EXTEND INTO THE FLOODPLAIN; THE LIMITS OF THE FLOODPLAIN WILL BE DEFINED WITH FUTURE ENGINEERING PLANS.
- 3) FOR ADDITIONAL INFORMATION ON DESIGN REGULATIONS FOR EACH TYPE OF USE, PLEASE REFER TO THE PLANNED DEVELOPMENT STANDARDS.
- 4) THE OVERALL MAXIMUM NUMBER OF RESIDENTIAL LOTS SHALL BE 2000. THE MAXIMUM NUMBER OF TYPE 3 LOTS WITHIN THE "SF-R" AREA SHOWN SHALL BE 55%. TYPE 4 LOTS ARE PERMITTED WITHIN SF-R NEIGHBORHOOD VI AND SHALL BE LIMITED TO 10% OF THE MAXIMUM NUMBER OF LOTS WITHIN THE SF-R AREAS SHOWN. THE MINIMUM NUMBER OF TYPE 1 LOTS WITHIN THE "SF-R" AREA SHOWN SHALL BE 10%.

LAND USE LEGEND

- SINGLE FAMILY RESIDENTIAL
- MIXED USE
- FUTURE ELEMENTARY SCHOOL
- OPEN SPACE
- NEIGHBORHOOD DESIGNATION
- NEIGHBORHOOD BOUNDARY



Celina, Texas

11-11-2020
14037

This layout is for conceptual purposes only.
It is subject to change without notice and also subject to
governmental approvals.
Image is not shown to scale.



Cambridge



**DOWDEY, ANDERSON
& ASSOCIATES, INC.**

Land Planning ♦ Civil Engineering ♦ Water Resources ♦ Construction Services

Policy Considerations

- The proposed amendment only includes 6% of the overall area of the community and less than 10% of the total lot count
- It would further diversify Celina's housing inventory in accordance with the Strategic Plan's Vision & Goals on housing choice
- Tract 6 backs onto properties that have DNT frontage, which provides a transition into the neighborhood

Recommendation

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