



**NOTICE OF
CITY OF CELINA
PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 20, 2018
5:30 PM**

AGENDA

I. CALL TO ORDER:

II. WORKSESSION 5:30 PM:

The Planning and Zoning Commission will convene in a Worksession to discuss upcoming issues. The meeting is open to the public.

1. Report of the Downtown Master Plan.

III. REGULAR MEETING 6:00 PM:

- A. Pledge of Allegiance:

IV. DIRECTOR'S REPORT:

Report on the decisions from the previous City Council meeting will be given.

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

- A. Planning & Zoning Commission - Regular Meeting - Oct 16, 2018 5:30 PM
- B. Consider and act upon a Final Plat for Light Farms Grange Phase 5, being an approximately 8.610 acre tract of land in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas. The property is generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway. (Light Farms Grange Phase 5 Final Plat)
- C. Consider and act upon a Final Plat for Light Farms Hazel Phase 3 , being an approximately 9.058 acre tract of land in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas. The property is generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway. (Light Farms Hazel Phase 3 Final Plat)

- D. Consider and act on a Final Plat for Lilyana Phase 3, being an approximately 17.352 acre tract of land in the W. Wilhite Survey, Abstract No. 1002, Collin County, Texas. The property is generally located north of FM 1461 (Frontier Parkway), east of CR 83 (Coit Road) and west of CR 84 (Wells Road). (Lilyana Phase 3 Final Plat)

VI. PUBLIC HEARINGS/ACTION ITEMS:

- A. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an Amendment to Planned Development No. 34 (PD-34), being an approximately 12.854 acre tract of land situated in the Jonathan Westover Survey, Abstract No. 1030, Collin County, Texas. The property is generally located on the northwest corner of Frontier Parkway and Coit Road, within the City of Celina. (Brazos Electric PD Amendment)
- B. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a request to rezone an approximately 6.268 acre tract of land from C-2, General Commercial zoning district to C-2 with CUP, General Commercial zoning district with a Conditional Use Permit for self-storage. The property is situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas and is generally located north of Frontier Parkway, west of Preston Road, and east of BNSF Railroad, within the City of Celina. (Celina 15 Self Storage Zoning CUP)
- C. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon development standards for a single-family residential development on an approximately 50.363 acre tract of land situated in the Ousley and Ford Survey, Abstract No. 490, Collin County, Texas. The property is generally located west of Preston Road, south of CR 994 and is located within the City of Celina's ETJ. (The Cottages Development Agreement)
- D. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon the approval of development standards for a single-family residential development on an approximately 25.436 acre tract of land situated in the Hugh C. Routh Survey, Abstract No. 765, the J. K. Rice Survey, Abstract No. 767, and the Collin County School Land Survey, Abstract No. 170, Collin County, Texas. The property is generally located on the north side of FM 455, approximately 2,600 feet east of Preston Road and is located within the City of Celina's ETJ. (Preston Trail Development Agreement)
- E. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon development standards for a future commercial development on an approximately 40.279 acre tract of land situated in the Coleman Watson Survey, Abstract No. 495, Collin County, Texas. The property is generally located on the north side of Choate Parkway, approximately 1,600 feet west of Custer Road and is located within the City of Celina's ETJ. (Celina 40 Development Standards)

VII. ADJOURNMENT:

"I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at ____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

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 the Texas Government Code, Chapter 551.

City of Celina, Texas

Date Notice Removed

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.



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Alexis Jackson, Director of Economic Development
CC: Dusty McAfee, Director of Development Services
Date: November 20, 2018
Re: Downtown Master Plan Report

Action Requested:

Report of the Downtown Master Plan.

Staff Recommendation:

No action needs to be taken.



NOTICE OF
CITY OF CELINA
PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, OCTOBER 16, 2018
5:30 PM

MINUTES

I. WORKSESSION 5:30 PM:

Due to the absence of Chairman Hangartner, Vice-Chairman Barley called the meeting to order. The Commissioners then convened in Worksession.

The Planning and Zoning Commission will convene in a Worksession to discuss upcoming issues. The meeting is open to the public.

II. REGULAR MEETING 6:00 PM:

Chairman Pro-Tem Shelby Barley called the meeting to order at 6:00pm. Commissioners present were Jace Ousley, Shawn Bain, and Eric Becker. Commissioners absent were Chairman Ben Hangartner, Mitch Freeman, and Charles Haley.

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

III. DIRECTOR'S REPORT:

- A. APA Planning Excellence Award.

Director of Development Services Dusty McAfee announced that the Planning Department had won the American Planning Association Excellence Award.

- B. City Council Update for October 9, 2018.

Director of Development Services Dusty McAfee reviewed the cases that had been brought to the City Council at the October 9, 2018 meeting.

IV. CONSENT AGENDA:

- A. Planning & Zoning Commission - Regular Meeting - Sep 18, 2018 5:30 PM

Minutes Acceptance: Minutes of Oct 16, 2018 5:30 PM (CONSENT AGENDA)

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

V. PUBLIC HEARINGS/ACTION ITEMS:

- A. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a residential replat of Lots 10, 11, and 12, Block 58, Celina Original Donation Addition, totaling approximately 0.497 acres and situated in the Collin County Land Survey #14, Abstract No. 167. The lots shall be replatted into two lots, Lots 11R (0.188 acres) and 12R (0.309 acres), Block 58 of the Celina Original Donation Addition. The property is generally located on the northwest corner of E. Ash Street and S. Arkansas Drive. (Earnestine Jones Ash Street Replat)

Brooks Wilson, AICP, Consultant to the City, presented the staff report and reminded the Commission that residential replats require a Public Hearing.

Chairman Pro-Tem Barley opened the public meeting.

Isiah Moore, Jr, 402 S. New Mexico Drive, Celina, Texas, 75009, asked for clarification regarding the possible effect on his property.

Sheree Williams, 403 E. Ash Street, Celina, Texas, 75009, asked if the replat would affect her property.

Laura Andrews, PO Box 584, Celina, Texas, 75009, also asked if the replat would affect her property.

Staff explained that the replat would only affect Ms. Jones' property and that no other nearby properties would be affected.

There being no further questions or comments, Chairman Pro-Tem Barley closed the public meeting and asked for a motion.

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

- B. Consider and act upon a Final Plat for Glen Crossing Phase 2, an approximately 77.324 acre tract of land situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas, and generally located on the west side of Old Log Trail (CR-1117) and approximately 1,500 feet south of Glendenning Parkway (CR-55). (Glen Crossing Phase 2 Final Plat)

Raha Pouladi, Planner for the City of Celina, presented to staff report and asked that the Commission approved the plat subject to the final comments being addressed prior to filing of the plat with the county.

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

- C. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City of Celina's Code of Ordinances Chapter 14: Zoning, Article 14.05: Development Standards and Use Regulations, Division 5: Exterior Construction and Design Requirements. (Architectural Standards)

Brooks Wilson, AICP, Consultant to the City, presented the staff report.

Chairman Pro-Tem Barley opened the public meeting.

No one came forward to speak. Chairman Pro-Tem Barley closed the public meeting and asked for a motion.

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

- D. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon the approval of development standards for a single-family residential development on an approximately 72.26 acre tract of land situated in the L. Routh Survey, Abstract No. 779, Collin County, Texas. The property is generally located on the southwest corner of CR-87 and CR-90 and is located within the City of Celina's ETJ. (Central Park Villas Development Standards)

Brooks Wilson, AICP, Consultant to the City, presented the staff report.

Larry Beck, Chapel Creek Partners, 918 W. Walnut Street, Celina, Texas, 75009, described the project.

Chairman Pro-Tem Barley opened the public meeting.

Dale Bainum, 3541 Heritage Trail, Celina, Texas, 75009, spoke against the project citing the smaller home and lot sizes. He also suggested that the City create an Annexation Plan.

Commissioner Ousley asked whether the community is planned to be gated.

Ms. Wilson responded that this community will not be gated and that staff does not encourage gated communities in Celina.

There being no further questions or comments, Chairman Pro-Tem Barley closed the public meeting and asked for a motion.

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

- E. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.03, Zoning Districts, to add a new section 14.03.032, Dallas North Tollway Overlay District. (Dallas North Tollway Overlay District)

Brooks Wilson, AICP, Consultant to the City, presented the staff report.

Chairman Pro-Tem Barley opened the public meeting.

No one came forward to speak. Chairman Pro-Tem Barley closed the public meeting and asked for a motion.

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

- F. The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an amendment to the City's Code of Ordinances, Chapter 14: Zoning, Article 14.04.002, Accessory Buildings and Use Regulations, to modify the regulations for accessory buildings. (Accessory Buildings)

Brooks Wilson, AICP, Consultant to the City, presented the staff report.

Chairman Pro-Tem Barley opened the public meeting.

No one came forward to speak. Chairman Pro-Tem Barley closed the public meeting and asked for a motion.

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

VI. ADJOURNMENT:

Chairman Pro-Tem Barley adjourned the meeting at 6:58 PM

Chairman

Vicki Faulkner, TRMC
City Secretary, City of Celina, Texas

Date Minutes Approved

Minutes Acceptance: Minutes of Oct 16, 2018 5:30 PM (CONSENT AGENDA)



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Raha Pouladi, Planner
CC: Dusty McAfee, Director of Development Services
Date: November 20, 2018
Re: Light Farms Grange Phase 5 Final Plat

Action Requested:

Consider and act upon a Final Plat for Light Farms Grange Phase 5, being an approximately 8.610 acre tract of land in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas. The property is generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway. (Light Farms Grange Phase 5 Final Plat)

Owner:

LFC Devco GH, LLC
8401 North Central Expressway, Suite 350
Dallas, TX 75225

Background Information:

Staff has reviewed the proposed Final Plat for Light Farms Grange Phase 5 and determined that the plat meets all the requirements of the Subdivision Ordinance. The Plat is comprised of twenty-seven (27) residential lots and two (2) open space lots.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

Supporting Documents:

Location Map
Proposed Final Plat

Staff Recommendation:

Staff recommends approval.



Attachment: Location Map (Light Farms Grange Phase 5 Final Plat)

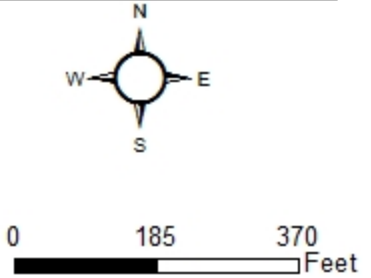


**Location Map
Grange Phase 5
Final Plat**

Date: 11/16/2018

Legend

- Roads
- Grange5
- ETJ Limits







Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Raha Pouladi, Planner
CC: Dusty McAfee, Director of Development Services
Date: November 20, 2018
Re: Light Farms Hazel Phase 3 Final Plat

Action Requested:

Consider and act upon a Final Plat for Light Farms Hazel Phase 3 , being an approximately 9.058 acre tract of land in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas. The property is generally located north of Frontier Parkway, south of CR 51, west of the BNSF Railroad, and east of Dallas Parkway. (Light Farms Hazel Phase 3 Final Plat)

Owner:

LFC Devco GH, LLC
8401 North Central Expressway, Suite 350
Dallas, TX 75225

Background Information:

Staff has reviewed the proposed Final Plat for Light Farms Hazel Phase 3 and determined that the plat meets all the requirements of the Subdivision Ordinance. The plat is comprised of thirty-nine (39) residential lots and three (3) open space lots.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

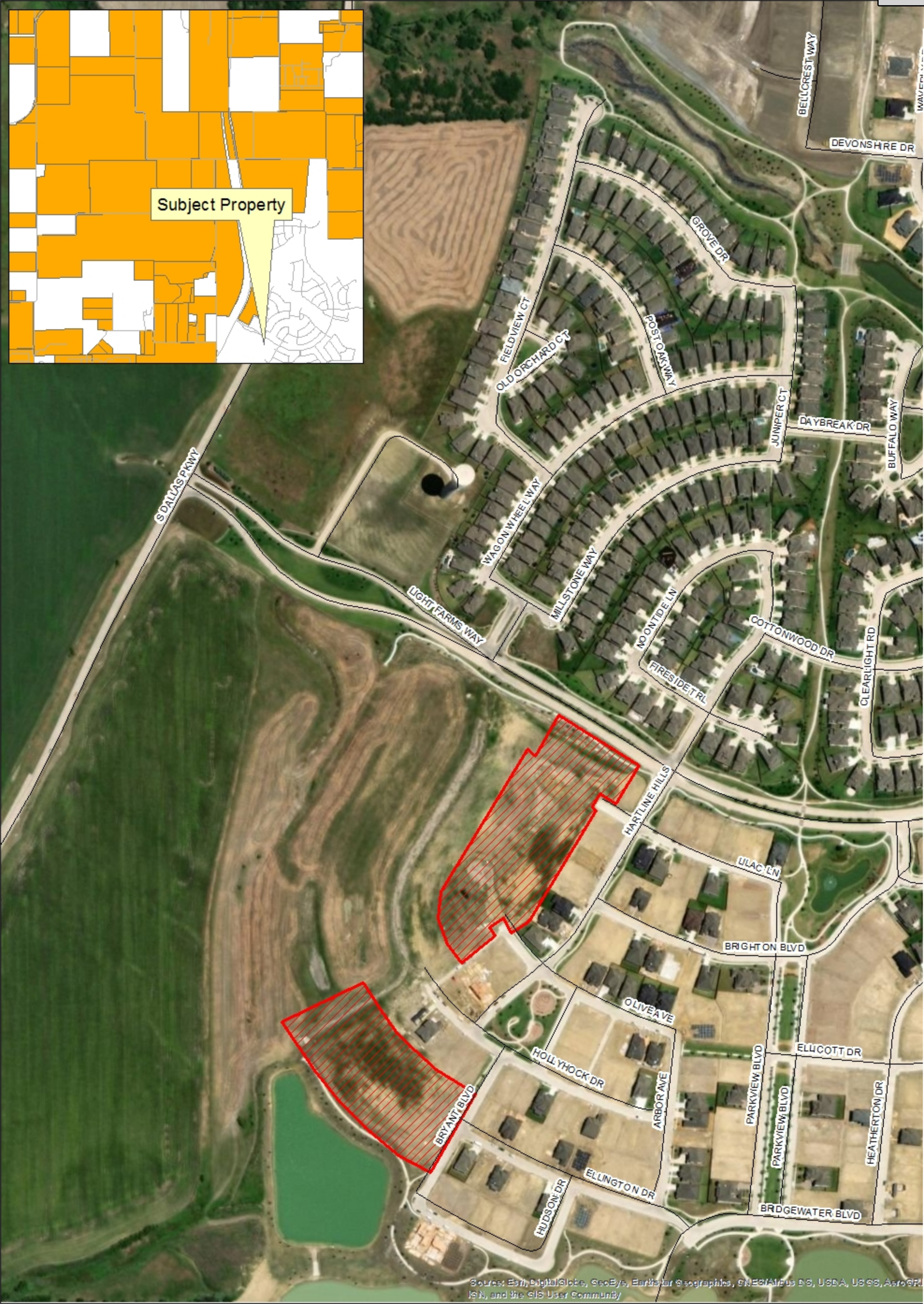
N/A

Supporting Documents:

Location Map
Proposed Final Plat

Staff Recommendation:

Staff recommends approval.



Attachment: Location Map (Light Farms Hazel Phase 3 Final Plat)

Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

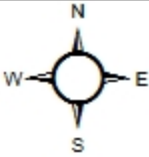


**Location Map
Hazel Phase 3
Final Plat**

Date: 11/16/2018

Legend

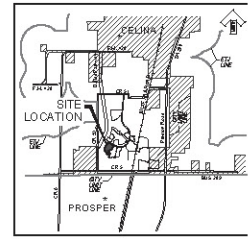
- Roads
- Converted_Graphics_2
- ETJ Limits



0 220 440 Feet



1. SELLING A PORTION OF THIS ADDITION BY MEANS AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW, AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
2. THE OWNERSHIP, CARE AND MAINTENANCE OF ALL COMMON AREAS IS 10'-14", 8.17' IS THE RESPONSIBILITY OF THE H.O.A.
3. FOR LOTS 40', 50', 60' WIDE WITH A DRIVE, FRONT YARD SETBACK MAY BE REDUCED BY FIVE (5) FEET.
4. ALL LOT CORNERS WILL BE SET UP ON COMPLETED CONSTRUCTION USING A 66 INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "HUTZ-ZELLARS" IN ANGLES WHERE IT IS NOT POSSIBLE TO SET REBAR, AN "X" CUT OR "P.C." WILL BE UTILIZED. THE CENTERLINE OF THE STREET RIGHT-OF-WAY WILL BE DEMARKED WITH A SCRIBED "C" IN CONCRETE (P.C., P.T.'S AND INTERSECTION POINTS).
5. THE HOMEOWNERS'S ASSOCIATION SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEMS (GUTTERS, DOWNSPOUTS, ETC.) ON PRIVATE PROPERTY.
- THE HOMEOWNERS'S ASSOCIATION SHALL FURTHER HOLD THE CITY OF CELINA HARMLESS FROM ANY DAMAGES TO PERSONS, TO THE OWNER'S LOT OR ANY LOT ARISING FROM SUCH MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEMS. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE AFFIRMATIVE DUTY TO THE CITY TO REPAIR, MAINTAIN OR CORRECT ANY CONDITION THAT EXISTS OR OCCURS DUE TO THE NATURAL FLOW OF STORM WATER RUNOFF, INCLUDING BUT NOT LIMITED TO: OBSTRUCTIONS, BLOCKAGES, EROSION, DAMAGE TO VEGETATION AND TREES, SUBSIDENCE, AND INTERFERENCE WITH STRUCTURES. THE CITY RETAINS THE RIGHT TO ENTER UPON THESE EASEMENTS FOR PUBLIC PURPOSES.



BLOCK B			
	LOT	SQ FT	ACRES
	9	10,891	0.250
	10	7,200	0.165
	11	7,200	0.165
	12	7,200	0.165
	13	7,200	0.165
	14	7,200	0.165
	16	7,750	0.177

BLOCK C		
	LOT	SQ FT
	17	7,580
	18	7,320
	19	7,320
	20	7,320
	21	7,320
	22	7,320
	23	7,320
	24	9,327
	25	11,011
	26	8,091

BLOCK D			
	LOT	SQ FT	ACRES
★	10-X	1,745	0.040
	36	9,350	0.214
	37	7,843	0.180
	38	7,871	0.180
	39	7,837	0.181
	40	7,587	0.181
	41	7,884	0.181
	42	7,879	0.180
	43	7,977	0.180

* DENOTED FOR COMMON AREA LOT

BLOCK W			
	LOT	SQ FT	ACRES
	2	7,498	0.1721
	3	7,702	0.1780
	4	7,895	0.1799
	5	7,597	0.1813
	6	7,534	0.1810
★	14-X	6,006	0.1378

BLOCK W			
	LOT	SQ FT	ACRES
4	17-X	1,769	0.0405
	24	9,610	0.2205
	26	8,262	0.1894
	28	8,262	0.1894
	37	8,262	0.1894
	38	8,262	0.1894
	39	8,262	0.1894
	40	8,262	0.1894
	41	8,262	0.1894
	42	8,883	0.2038

CURVE TABLE					
CURVE	DELTA	RADIUS	CH BEARING	CHORD	LENGTH
C1	0°38'48"	1003.00'	S 89°30'05" W	11.86'	11.86'
C2	0°48'14"	106.06'	S 69°30'05" E	12.22'	12.22'
C3	0°38'11"	2850.00'	S 73°30'05" E	261.81'	261.71'
C4	0°47'01"	1538.00'	S 50°16'18" E	18.67'	18.67'
C5	31°13'02"	1030.00'	N 43°22'20" W	696.03'	873.57'
C6	08°22'08"	169.00'	N 71°12'59" W	21.86'	23.33'
C7	50°25'58"	60.00'	S 18°37'38" E	40.60'	44.01'
C8	38°12'49"	60.00'	S 54°28'53" E	43.89'	48.34'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°00'21" W	60.00'
L2	N 35°22'30" W	55.70'
L3	S 64°37'30" W	80.00'
L4	S 30°01'00" W	111.31'
L5	S 50°02'00" E	71.20'
L6	S 34°30'20" E	60.80'
L7	S 57°58'53" E	27.13'
L8	S 40°12'13" E	67.60'

LINE TABLE		
LINE	BEARING	LENGTH
L2	S 44°31'38" E	67.86
L10	S 48°50'58" E	67.58
L11	S 83°10'18" E	67.86
L12	S 67°29'40" E	83.14
L13	0 30°01'00" W	109.70
L14	N 36°22'30" W	60.21
L15	S 14°00'21" E	14.14
L16	N 76°09'30" E	14.14

- NOTES:**
1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
 2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.
 3. ALL COMMON AREAS/LOTS MAY CONTAIN A PUBLIC TRAIL AND SHALL PROVIDE AN ACCESS EASEMENT FOR THE PUBLIC TO USE THE TRAIL.
 4. THIS PLOT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
 5. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100-YEAR FLOOD PLANE.
 6. THE DATED PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLANE ACCORDING TO COMMUNITY PANEL NO. 1200, EFFECTIVE DECEMBER 11, 2017, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY TEXAS AND LUNenburg COUNTY, VIRGINIA.

FINAL PLAT

LIGHT FARMS

THE HAZEL NEIGHBORHOOD, PHASE 3

CONTAINING

TRACT 1 (22 RESIDENTIAL LOTS, 1 OPEN SPACE)

TOTALING 5.088 ACRES

TRACT 2 (17 RESIDENTIAL LOTS, 2 OPEN SPACES)

TOTALING 3.970 ACRES

SITUATED IN THE

JOHN RAGSDALE SURVEY, ABST. NO. 734

ROLLINS COUNTY, TEXAS

OWNER LFC DEVCO GH, LLC 2401 HOUSTON CENTRAL EXPRESSWAY, SUITE 300, DALLAS, TX 75231 TEL: 214-299-3410 FAX: 214-292-3411 CONTRACT NO. WY 1000081	
PREPARED BY HUNT-ZOLLARS 11100 ROCKFORD AVE. 1707 ROCKFORD / FORTWORTH, DALLAS 1404, DALLAS, TX 76222 Phone (214) 971-1311 Fax (214) 971-1457	
OCTOBER, 2018	SHEET 1 OF 2



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
 From: Brooks Wilson, Planning Consultant
 CC: Dusty McAfee, Director of Development Services
 Date: November 20, 2018
 Re: Lilyana Phase 3 Final Plat

Action Requested:

Consider and act on a Final Plat for Lilyana Phase 3, being an approximately 17.352 acre tract of land in the W. Wilhite Survey, Abstract No. 1002, Collin County, Texas. The property is generally located north of FM 1461 (Frontier Parkway), east of CR 83 (Coit Road) and west of CR 84 (Wells Road). (Lilyana Phase 3 Final Plat)

Applicant:

Spiars Engineering
 765 Custer Road, Suite 100
 Plano, TX 75075

Owner:

Celina Development, LLC
 3000 Turtle Creek Boulevard
 Dallas, TX 75219

Background Information:

Lilyana is a residential community that is being developed in phases. This third phase is comprised of seventy-four (74) residential lots and one (1) HOA or common area lot. Staff has reviewed the plat and determined that it meets all the requirements of the Subdivision Ordinance.

Board Review/Citizen Input:

N/A

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

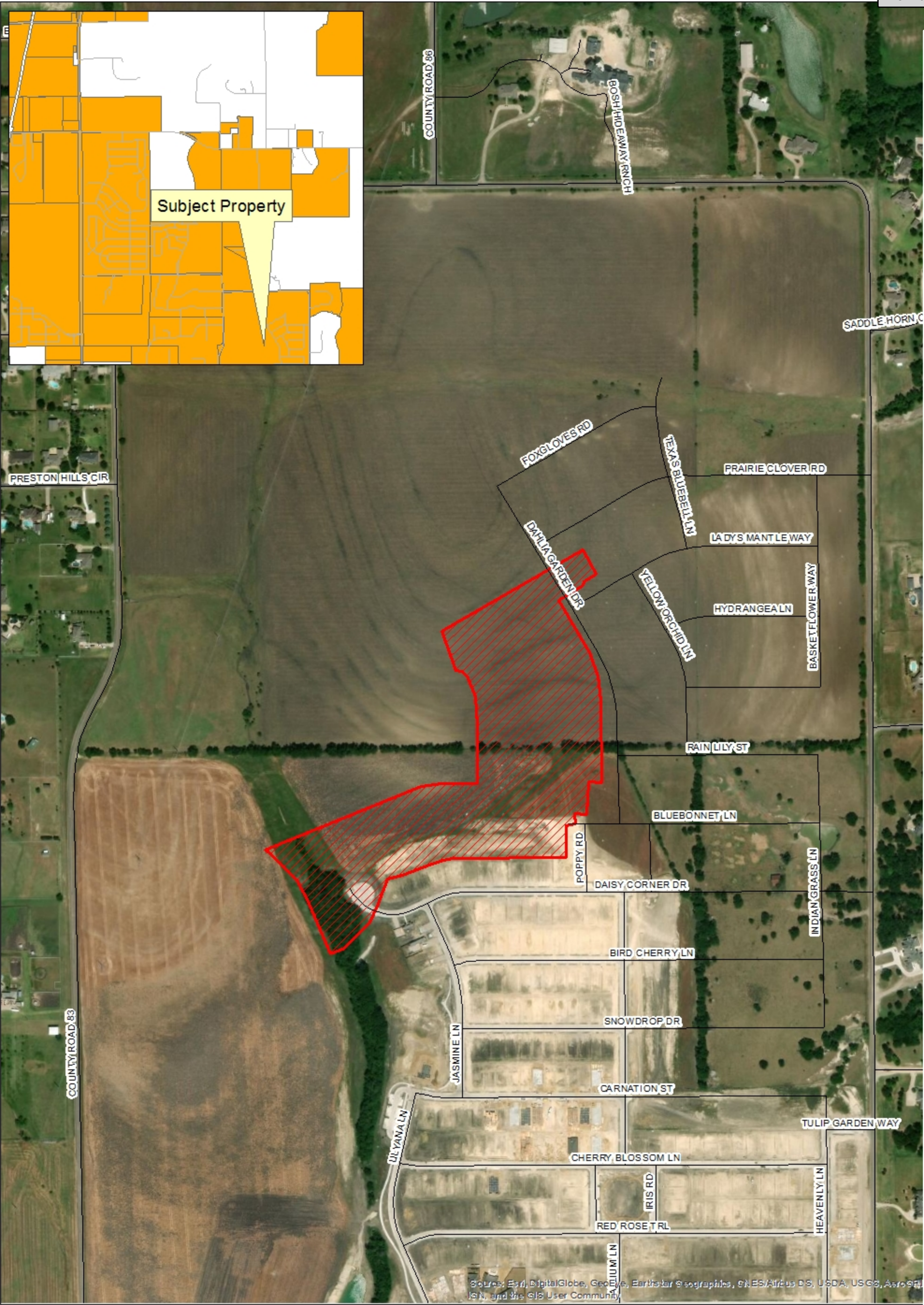
Supporting Document:

Location Map

Proposed Final Plat

Staff Recommendation:

Staff recommends approval.



Attachment: Location Map (Lilyana Phase 3 Final Plat)

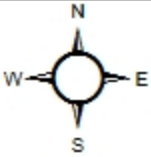


Location Map
Lilyana Phase 3
Final Plat

Date: 11/16/2018

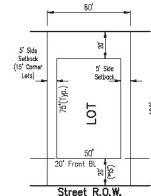
Legend

- Roads
- Converted_Graphics
- ETJ Limits



0 280 560
Feet

Lot Area Table			
Lot #	Block #	Square Feet	Acreage
1	X	68,383	1.570

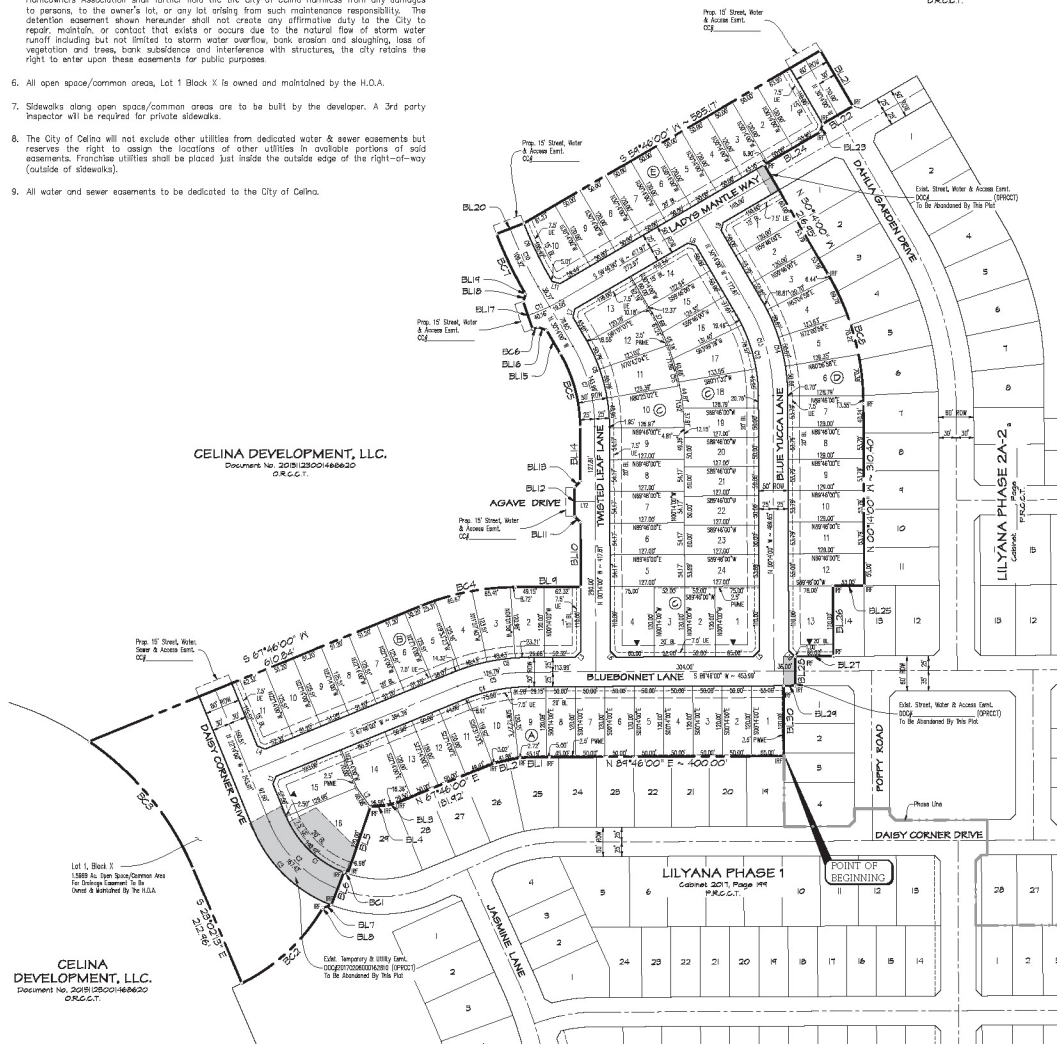


Type II
Typical Lot Detail
Not To Scale

- CELINA DEVELOPMENT, LLC
Document No. 2019128001-466620
DRAFT



PROPOSED LILYANA LOTS				
PHASE	LOT TYPE I (50') (MAX 50%)	LOT TYPE II (60') (MIN 30%)	LOT TYPE III (74') (MIN 20%)	TOTAL
EXISTING PHASES	198	203	99	500
PHASE 3	70	4		74
REMAINING PHASES	407	199	171	777
TOTAL	675	406	270	1351
PERCENTAGE	50.0%	30.0%	20.0%	100%

[illegible]

PLANNING FILE 18-FP-XXXX
FINAL PLAT
LILYANA PHASE 3
74 RESIDENTIAL LOTS & 1 OPEN SPACE LOTS
TOTALING 17,352 ACRES
OUT OF THE
W. WILHITE SURVEY - ABSTRACT NO. 1002
IN THE CITY OF CELINA, COLLIN COUNTY, TEXAS

OWNER / APPLICANT BULEWOOD PHASE 3B, LLC 2000 Turtle Creek Blvd. Dallas, Texas 75219 Telephone (214) 774-2396 Contact: Patrick Cowden	ENGINEER / SURVEYOR SPS+ Engineering, INC. 705 Gutter Road, Suite 100 Dallas, TX 75075 Telephone: (972) 422-0077 TSPE No. P-2121 Certified: Tim Spars
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SHEET 1 OF 2

Scale: 1"=100' November 2, 2018 SEI Job No. 18-144



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
 From: Brooks Wilson, Planning Consultant
 CC: Dusty McAfee, Director of Development Services
 Date: November 20, 2018
 Re: Brazos Electric PD-34 Amendment

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon an Amendment to Planned Development No. 34 (PD-34), being an approximately 12.854 acre tract of land situated in the Jonathan Westover Survey, Abstract No. 1030, Collin County, Texas. The property is generally located on the northwest corner of Frontier Parkway and Coit Road, within the City of Celina. (Brazos Electric PD Amendment)

Owner:

Brazos Electric
 PO Box 2585
 Waco, TX 76702-2595

Background Information:

The 12.854 acre Brazos Electric tract in question was zoned as Planned Development No. 34 (PD-34) on February 11, 2008 (Ordinance No. 2008-05). The PD had the base zoning designation of C-1, Retail zoning district. The land has remained vacant since then. Currently, Brazos Electric is expanding its electrical grid and must locate a substation in Celina. This PD amendment is to add Electric Substation land use to the list of allowed uses.

The subject property is adjacent to large-lot single-family homes to the west and north, Lilyana commercial tract to the east, and the Town of Prosper to the south.

The applicant proposes to split the tract into roughly two equal lots - the northern lot being the location for the substation and the southern lot (at the hard corner of Coit Road and Frontier Parkway) reserved for future commercial development. The applicant will provide a thirty (30) foot landscape buffer between the substation and the single-family homes as well as an eight (8) foot tall masonry screening wall surrounding the substation itself. Between the future commercial lot and the existing single-family residences will be an eight (8) foot tall masonry screening wall. Along Coit Road and Frontier Parkway, a forty (40) foot wide landscape buffer shall be provided along with a twelve (12) foot wide trail that may meander from the right-of-way parkway into the private landscape buffer.

The Public Utility Commission restricts cities' ability to meaningfully regulate the location of substations within the city limits. Location of a substation is effectively allowed in any circumstance where the substation is

proposed to be located under existing electrical lines, and sites are scientifically chosen by the power company based on projected demands on the overall system.

Board Review/Citizen Input:

A notice of the public hearing was published in *The Celina Record* on November 2, 2018. Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received one phone call in opposition to the proposal and no correspondence in favor of the proposal.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

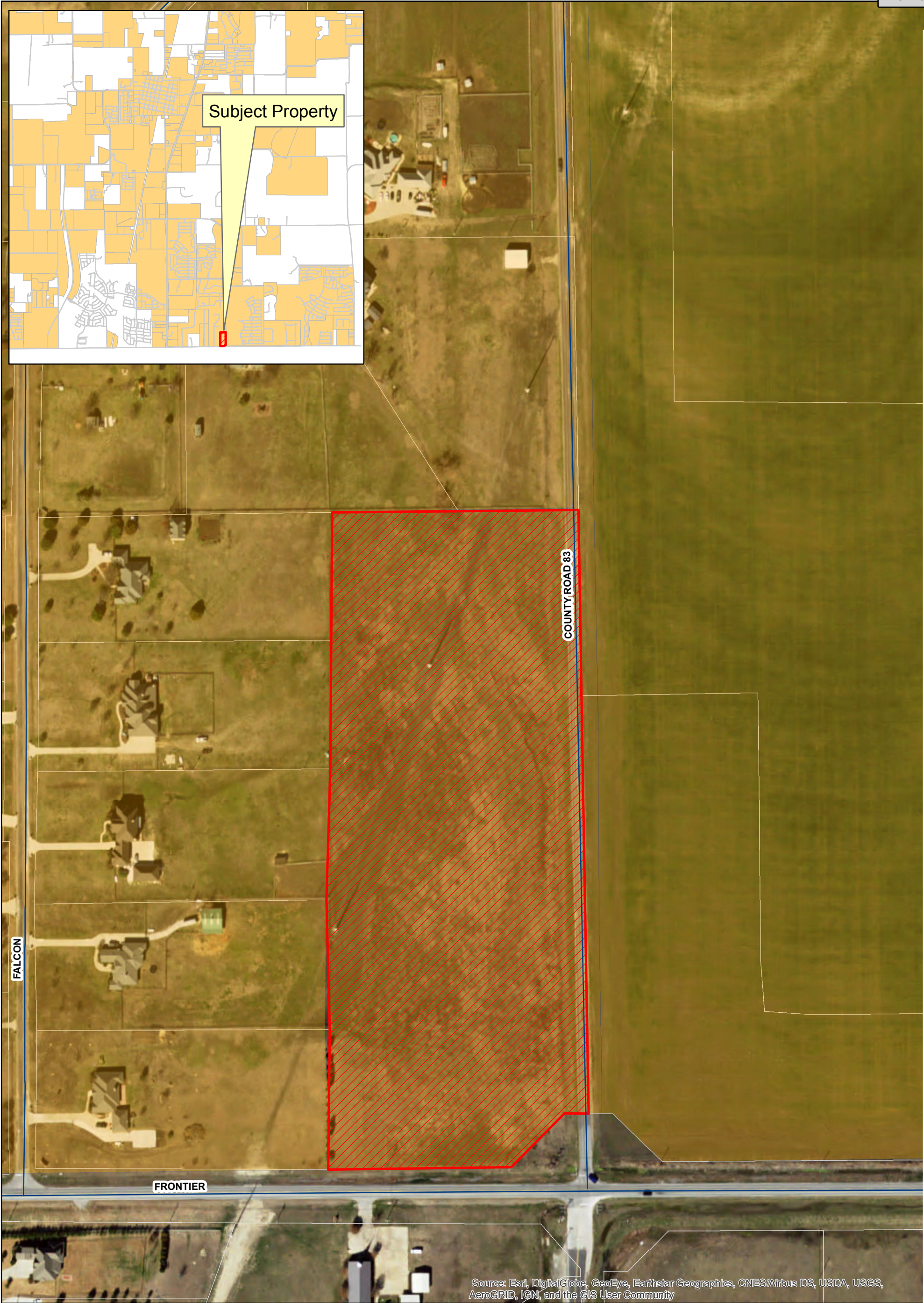
N/A

Supporting Documents:

Location Map
Proposed Zoning Exhibit
Proposed Concept Plan
Proposed Screening Wall Detail
Proposed Development Standards

Staff Recommendation:

Staff recommends approval.



Attachment: Brazos Substation Location Map (Brazos Electric PD-34 Amendment)



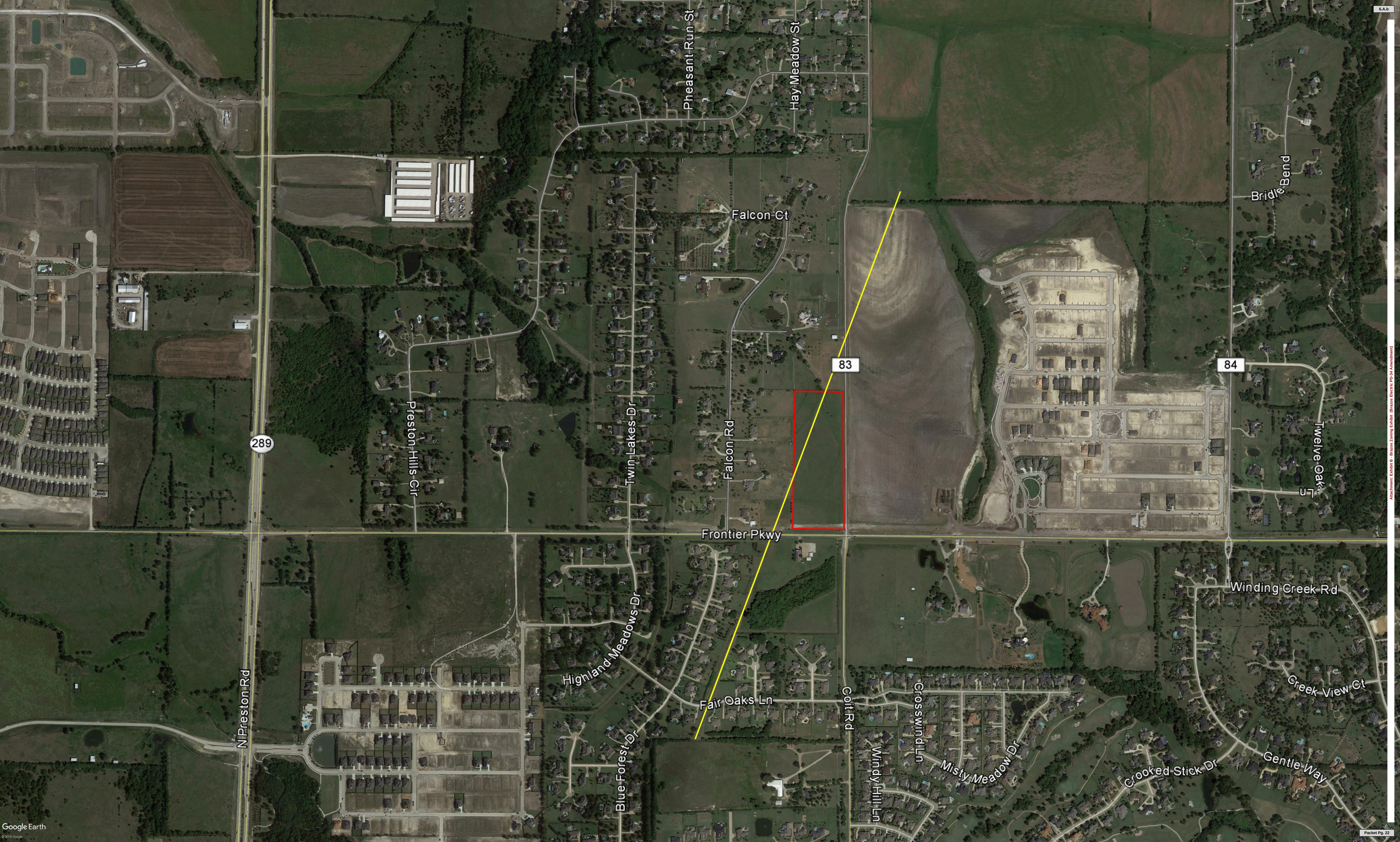
Brazos Substation Location Map

Date: 10/22/2018

Legend

- Roads
- BrazosSubstation
- Parcels
- City Limits

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THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

DATE: 11/08/2018
DRAWN BY: JWD
CHECKED BY: JWD
DESIGNED BY: JWD
SCALE: AS SHOWN
DATE: 11/08/2018
PROJECT NO.: 084225910

Kimley-Horn & Associates, Inc.
13455 Noel Road, Two Galleria Office Tower,
Suite 700 Dallas, Texas 75240
Phone: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-528

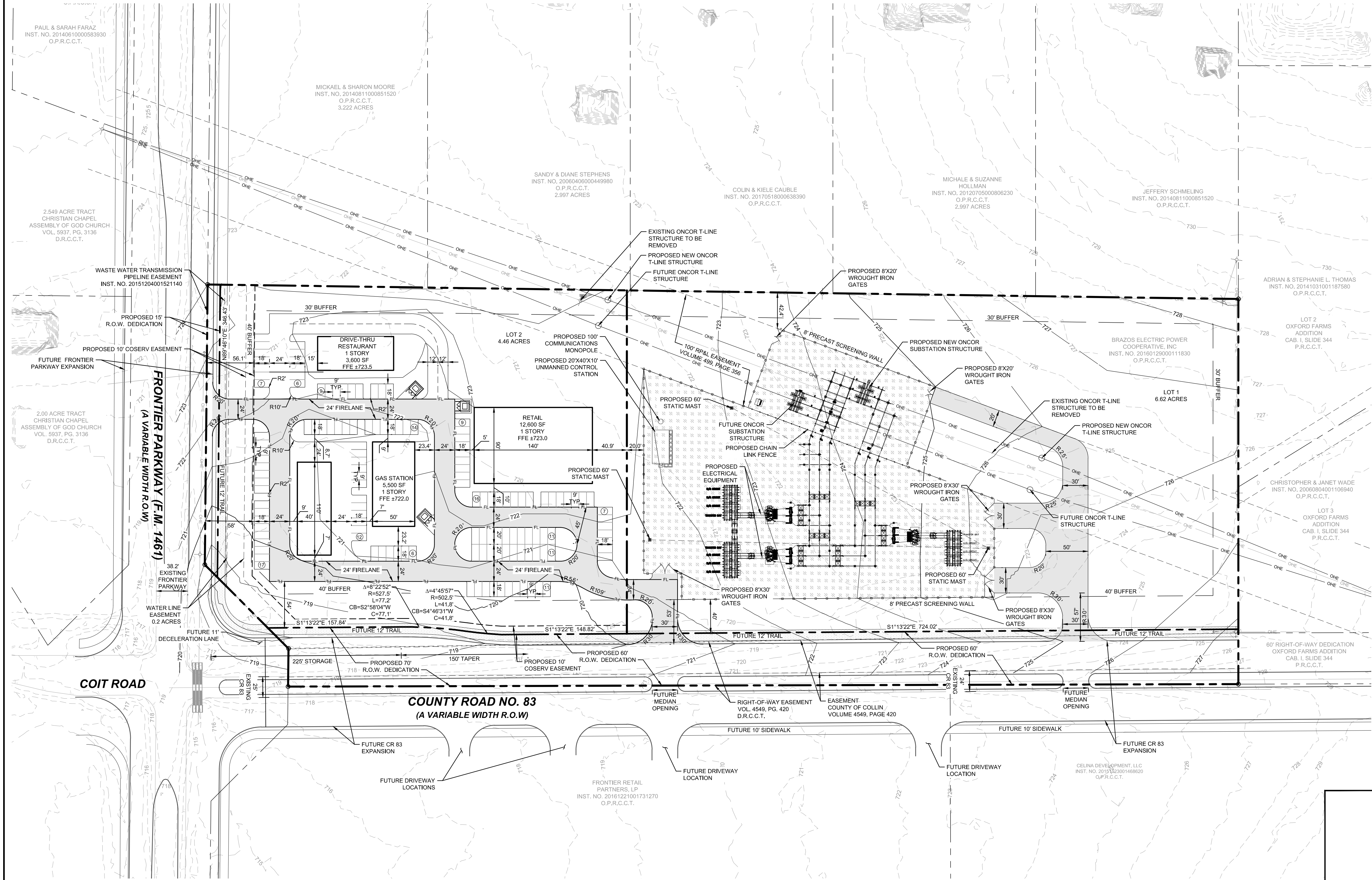


EXHIBIT C - CONCEPT PLAN

REDBUD SUBSTATION

BLOCK A, LOTS 1-2

Being 12.854 Acres Out Of The JONATHAN WESTOVER SURVEY

Abstract No. A1030

City of Celina, Collin County, Texas

Submitted October 11, 2018

Resubmitted November 8, 2018

Owner
Brazos Electric Power Cooperative, Inc.
Kimley-Horn and Associates, Inc.
7616 Bagby Avenue
Waco, Texas 76712
Contact: Johnny York
Phone: (254) 750-6500

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
13455 Noel Rd., Two Galleria Office Tower,
Suite 700 Dallas, Texas 75240
Contact: Shay Geach, P.E.
Phone: (972) 770-1360

Kimley-Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700 DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-528

REDBUD SUBSTATION

TOWN OF CELINA, TEXAS

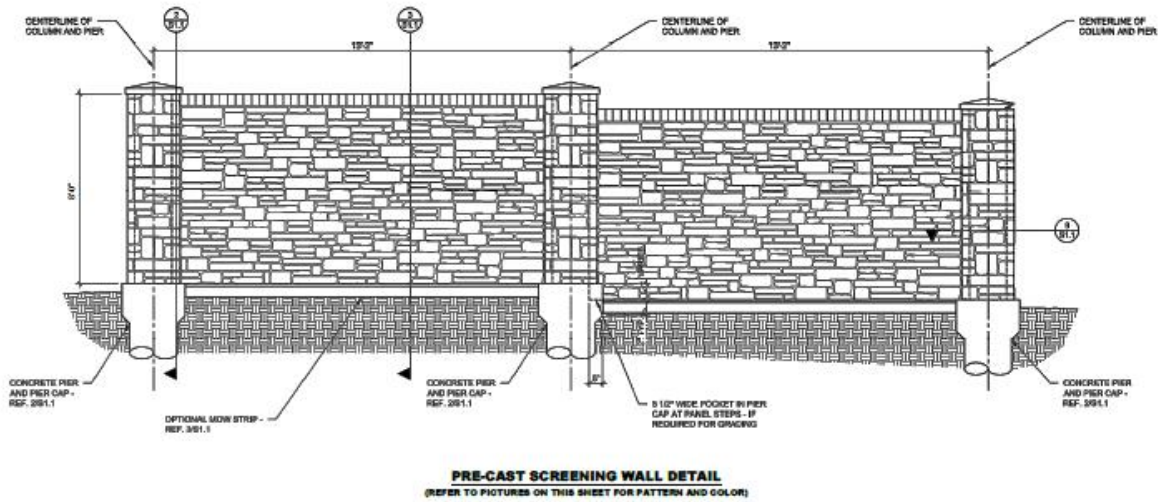
CONCEPT PLAN

EXHIBIT C

6.A.C

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Exhibit C-2 Screening Wall



PRECAST STONE SCREENING WALL

EXHIBIT D DEVELOPMENT REGULATIONS

Summary and Intent

This zoning submittal addresses the approximately 12.8 gross acres of land in the City of Celina, for which the base zoning district of C-1 Retail District is proposed. It is the intent of this amendment to Planned Development No. 34 (PD-34) is to provide increased buffering along the western and northern boundaries of the tract for the benefit of adjoining existing residential uses and to add electrical substations as an allowable use.

Project Location

As shown in Exhibit B, the existing PD is located at the northwest corner of the intersection of FM 1461 (Frontier Parkway) and CR 83 (Coit Road). A legal description and boundary exhibit for the land are provided in this document.

EXISTING CONDITIONS

There are existing single family residential uses to the north and west, the Town of Prosper is to the south, and PD-58, Lilyana's commercial corner to the east. The property is currently zoned PD-34 and is currently undeveloped.

Included Land

The subject property is comprised of 12.8 acres in the Jonathan Westover Survey, Abstract Number 1030, City of Celina, Collin County, Texas as more fully described on Exhibit A attached hereto and incorporated herein for all purposes.

Existing Thoroughfares/ Thoroughfare Plan

The property is currently accessed by FM 1461/ Frontier Parkway to the South and CR 83/Coit Road to the east. The Celina Master Thoroughfare Plan has designated each as a major arterial with a maximum of 140-foot of right-of-way with the ultimate design as six-lane, divided thoroughfares.

PROPOSED CONDITIONS

Proposed Land Use

The site is not appropriate for single family due to its location at the intersection of two major arterial thoroughfares. Therefore, the proposed land uses are those which conform to the permitted and conditional uses set forth under the C-1 Retail District of the City of Celina Zoning Ordinance No. 2006-57, as amended, except as set forth herein.

Proposed Thoroughfares/ Access

The proposed development will utilize the existing thoroughfares envisioned by the Master Thoroughfare Plan, and as may be amended.

DISTRICT REGULATIONS

It is the intent of this Ordinance that all uses within this Planned Development conform to applicable City of Celina development regulations in effect at the time of development, unless otherwise modified by this Ordinance.

Retail Tract

The requirements regulating the minimum lot size, minimum yard sizes, maximum building height, and maximum percent of lot coverage by buildings as pertains to this tract shall conform to the provisions of Section 3.17: C-1, Retail District of the City of Celina Zoning Ordinance No 2006-57, as it exists or may be amended. Commercial uses shall conform to all development standards in effect at the time of permitting.

Substation Tract

The requirements regulating the Retail Tract will be maintained. However, the following additional regulations apply to the Substation Tract, as follows:

- Use of Electrical Substation is allowed.
- A monopole of up to 100 feet in height is allowed.
- The monopole will be designed to be stealth with no visible or exterior racks, antennas, or guy wires exposed. Minor deviations may be allowed at time of permitting.
- An 8 foot high masonry wall is required for screening around the substation compound. Evergreen trees shall be planted around the wall's perimeter. Gated access into the compound is allowed so long as it is decorative black metal or solid metal.
- Gravel pavement is only allowed within the substation screening wall limits. Concrete access must be provided to the substation compound walls.
- Layout, drive cuts, and cross access shall generally be provided per the attached concept plan. Staff reserves final approval authority for all site layouts.

PERIMETER BUFFER AND SCREENING REQUIREMENTS

A 40 foot wide landscape buffer shall be provided along both Coit Road and Frontier Parkway. Within this landscape buffer, a double row of large canopy trees shall be provided each 50 linear feet. The two (2) rows shall be staggered so that a large canopy tree is provided each 25 feet.

A 30 foot wide landscape buffer shall be provided along the entire western and northern boundaries. Evergreen large canopy trees shall be planted each 30 linear feet within this landscape buffer.

The Substation Tract shall install an eight (8) foot high masonry wall around the extents of the Substation facility, as shown in Exhibit C, in lieu of a perimeter screening wall within the perimeter landscape buffer.

With staff review and approval, trees may be planted to avoid underground and overhead conflicts at time of permitting.

No landscape buffer, wall, nor fencing is required between the substation tract and the retail tract.

PEDESTRIAN ACCESS & TRAILS

A ten (10) foot wide sidewalk is required along both Coit Road and Frontier Parkway.

A twelve (12) foot wide trail shall be provided through the subject property so that it connects with the trail to be constructed by Hillwood on the property to the north of the subject property and also connects with the future trail planned in the Town of Prosper to the southwest. The trail, if located

along the ROWs instead of down the power-line easement, may count as both sidewalk and trail so long as it is a minimum 12 feet wide and can reasonably serve both trail and sidewalk purposes.

Screening walls, trails, and associated landscaping may be installed as each phase develops, as determined by the platted lot. Lotting patterns shall not be unreasonably designed.

Irrigation is required in all landscaped areas.



Development Services
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
 From: Raha Pouladi, Planner
 CC: Dusty McAfee, Director of Development Services
 Date: November 20, 2018
 Re: Celina 15 Self Storage Zoning with CUP

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon a request to rezone an approximately 6.268 acre tract of land from C-2, General Commercial zoning district to C-2 with CUP, General Commercial zoning district with a Conditional Use Permit for self-storage. The property is situated in the Collin County School Land Survey #14, Abstract No. 167, Collin County, Texas and is generally located north of Frontier Parkway, west of Preston Road, and east of BNSF Railroad, within the City of Celina. (Celina 15 Self Storage Zoning CUP)

Owner:

John Feizy
 13800 Diplomat Drive
 Dallas, Texas, 75234

Background Information:

This property was annexed into Celina's corporate city limits on November 9, 2004 (Ordinance No. 2004-91). The applicant voluntarily annexed the parent 15.28 acre tract in order to develop an office-warehouse concept and receive City water and sewer utilities. Following the annexation, the property was rezoned from AG, Agricultural zoning district to C-2, General Commercial zoning district on December 14, 2004 (Ordinance No. 2004-86).

The applicant is requesting a Conditional Use Permit to build a self-storage facility which is allowed in the C-2 zoning district with the approval of a CUP.

This self-storage will be built on a 6.268 acre lot, situated in the western portion of the original 15.28 acre lot. The eastern portion of the original lot is located in Preston Road Overlay which prohibits storage facilities. A plat will be required to legally create these two lots.

Conformance with the Comprehensive Plan:

The City's Comprehensive Plan shows this property to be within the Suburban Moderate-High Residential or "Suburban Mix." This includes residential developments and the services and businesses that support the citizens. This future land use accounts for sixty-four percent (64%) of the land area in Celina. The rezoning request conforms with the Comprehensive Plan in that self-storage facilities are an important component of services in Celina.

Board Review/Citizen Input:

A notice of the public hearing was published in *The Celina Record* on November 5, 2018. Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

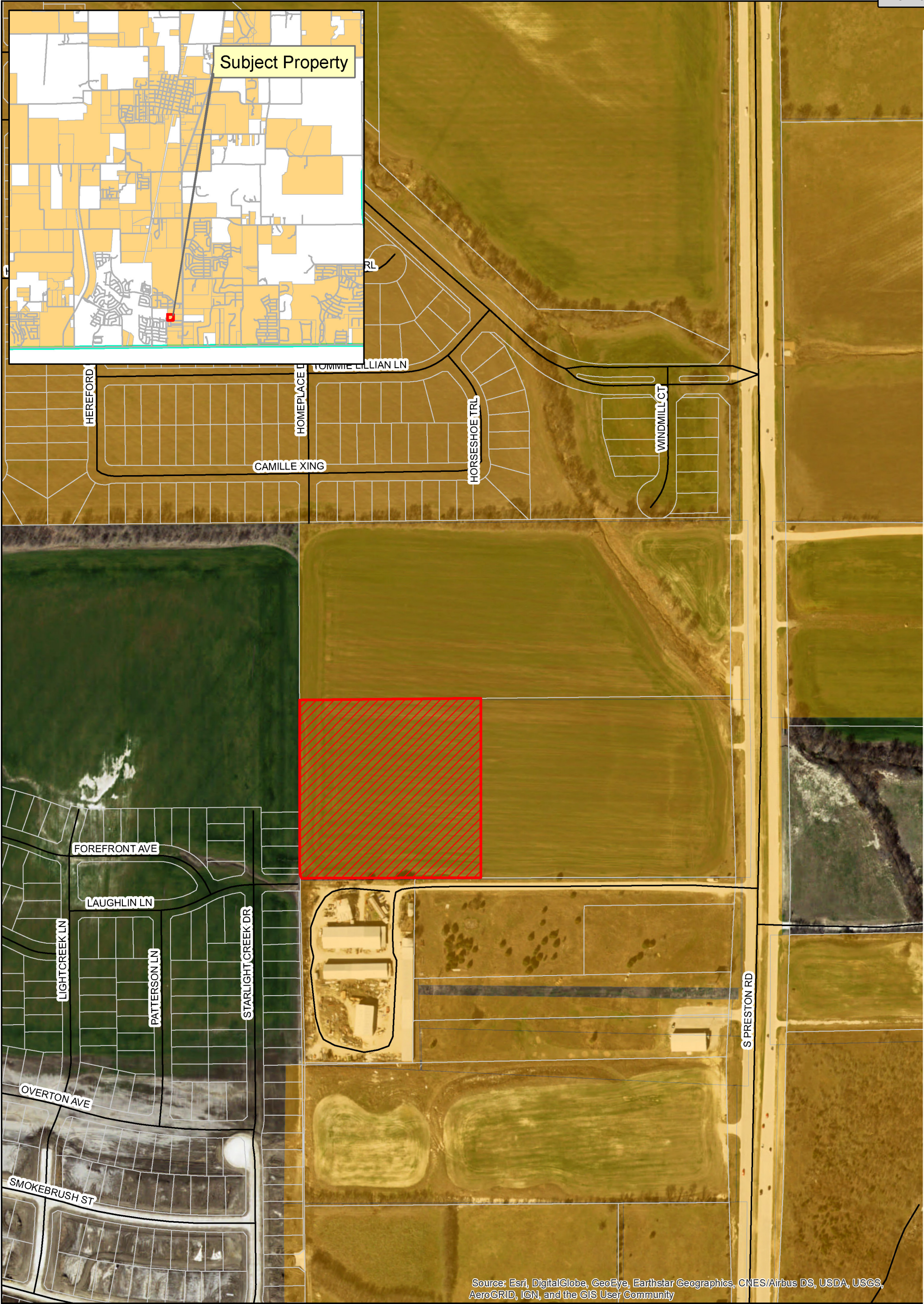
N/A

Supporting Documents:

- Location Map
- Zoning Exhibit
- Concept Plan
- Color Elevations

Staff Recommendation:

Staff recommends approval.



Attachment: Location Map (Celina 15 Self Storage Zoning with Conditional Use Permit (CUP))



Celina 15 Self Storage Location Map

Date: 10/22/2018

Legend

- Roads
- Celina 15 Self Storage
- Parcels
- City Limits

0 195 390 Feet

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PLAN DATE: 8/26/2014, Celina Self-Storage (Drawing) - CONCEPTUAL, LEE PERMIT 104 - Cellulose Insulation/Hardware, Concept
PLANS: - Horizontal Concept Plan
ROUTED BY: Shawn Webb
ROUTED WITH: None

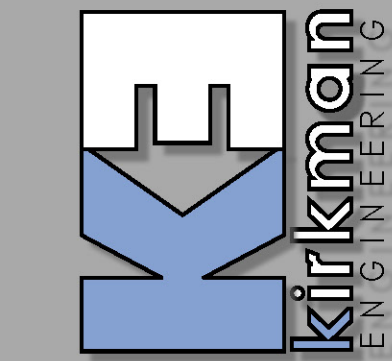
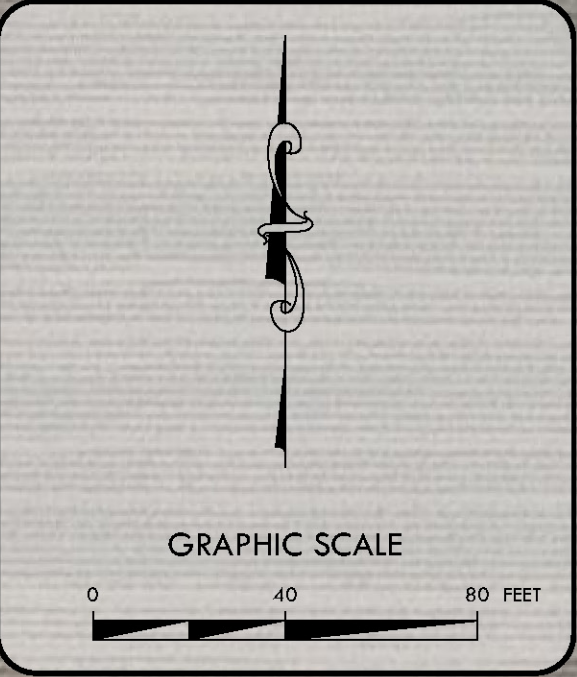
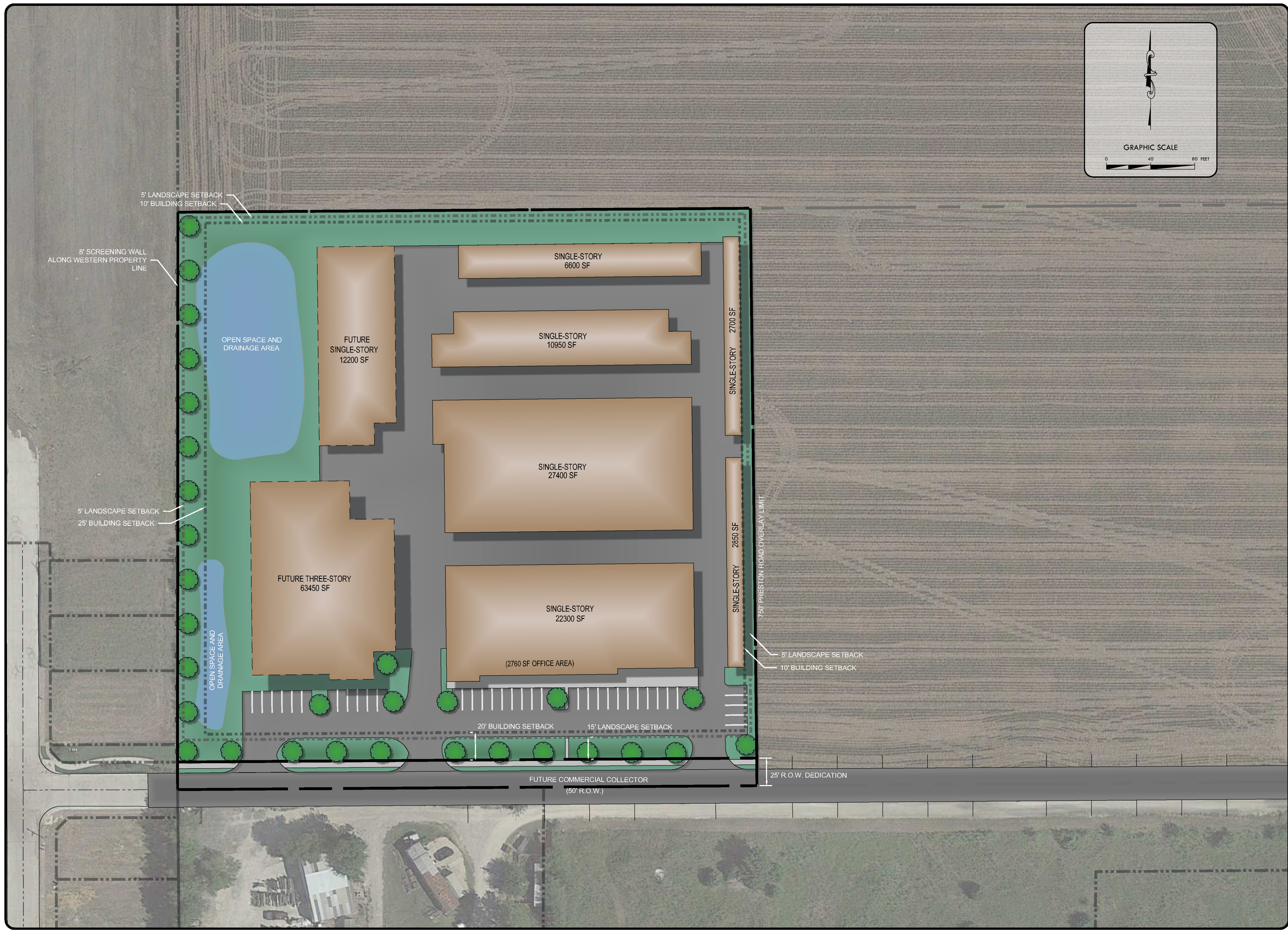


EXHIBIT C
CELINA SELF-STORAGE
CONCEPT PLAN
CELINA, TEXAS





100 NORTH TRAVIS STREET
SUITE NO.500A
SHERMAN, TEXAS 75090
903 893 5800
www.davidbacastudio.com

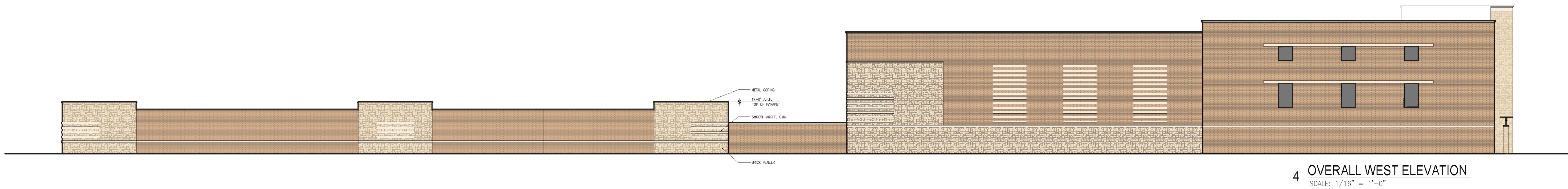
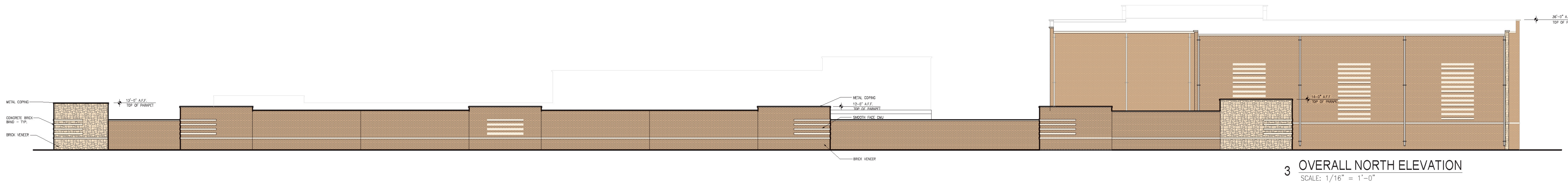
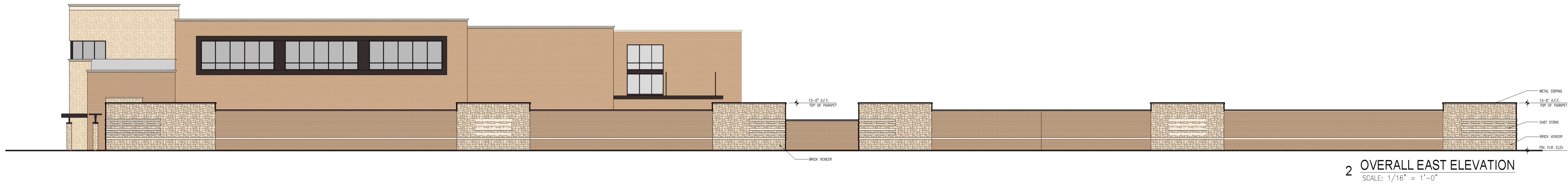
SCHEMATIC
DESIGN
REVIEW
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

REVISIONS	DESCRIPTION	DATE
NO.		

Five Star Storage - Celina
A New Self-Storage Facility
Laughlin Lane, Celina, Texas

PROJECT NUMBER
1829
DATE
11.05.18
SHEET NUMBER
CUP-1

perimeter building elevations - CONCEPTUAL ONLY





Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
From: Brooks Wilson, Planning Consultant
CC: Dusty McAfee, Director of Development Services
Date: November 20, 2018
Re: The Cottages Development Agreement

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon development standards for a single-family residential development on an approximately 50.363 acre tract of land situated in the Ousley and Ford Survey, Abstract No. 490, Collin County, Texas. The property is generally located west of Preston Road, south of CR 994 and is located within the City of Celina's ETJ. (The Cottages Development Agreement)

Owners:

Richard and Janet Smith
3532 Twin Lakes Drive
Prosper, TX 75078

Applicant:

Kirkman Engineering
4821 Merlot Avenue, Suite 201
Grapevine, TX 76051

Developer:

Trico Development and Land Company
102 E. Broadway Street, Suite 940
Prosper, TX 75078

Background Information:

A development agreement establishes the responsibilities and obligations of both the developer and City. In addition, the agreement determines the level of city participation on various monetary aspects of the development. The Planning & Zoning Commission only reviews and makes recommendation on the land use portion of the Development Agreement. The applicant is proposing to annex approximately 50.363 acres into the City to facilitate the construction of a single-family residential community located west of Preston Road on the south side of CR 944. A maximum of 320 single-family homes are planned.

The development, called The Cottages, will include two types of lot sizes: thirty-five (35) feet in width with access provided via alleys and forty-five (45) feet in width with front facing garages using a shared driveway system (see Concept Plan detail). A divided entry feature is shown off future O'Brien Drive

(CR 994). Two other entries to the property will be provided off CR 994. Additional entries will be provided off future J. Fred Smith Parkway with Phase 2 of the development. Amenities and open space is centered in the project with a round-about for ease of traffic movement north and south through the residential community.

Board Review/Citizen Input:

A notice of the public hearing was published in *The Celina Record* on November 2, 2018. Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

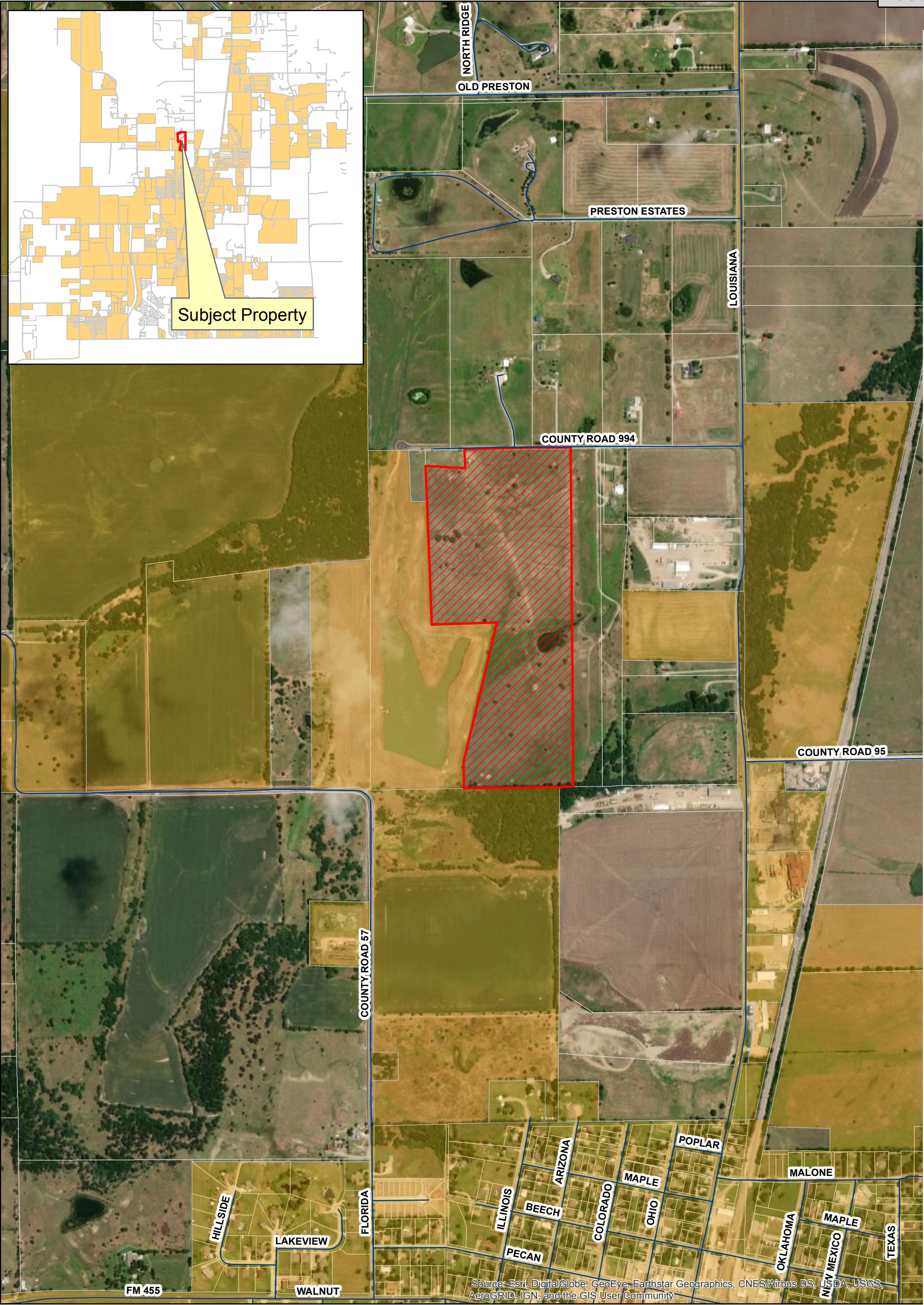
N/A

Supporting Documents:

- Location Map
- Boundary Exhibit
- Concept Plan
- Concept Plan Detail
- Open Space Plan
- Development Regulations

Staff Recommendation:

Staff recommends approval.



Attachment: The Cottages Location Map (The Cottages Development Agreement)



The Cottages Location Map

Date: 10/22/2018

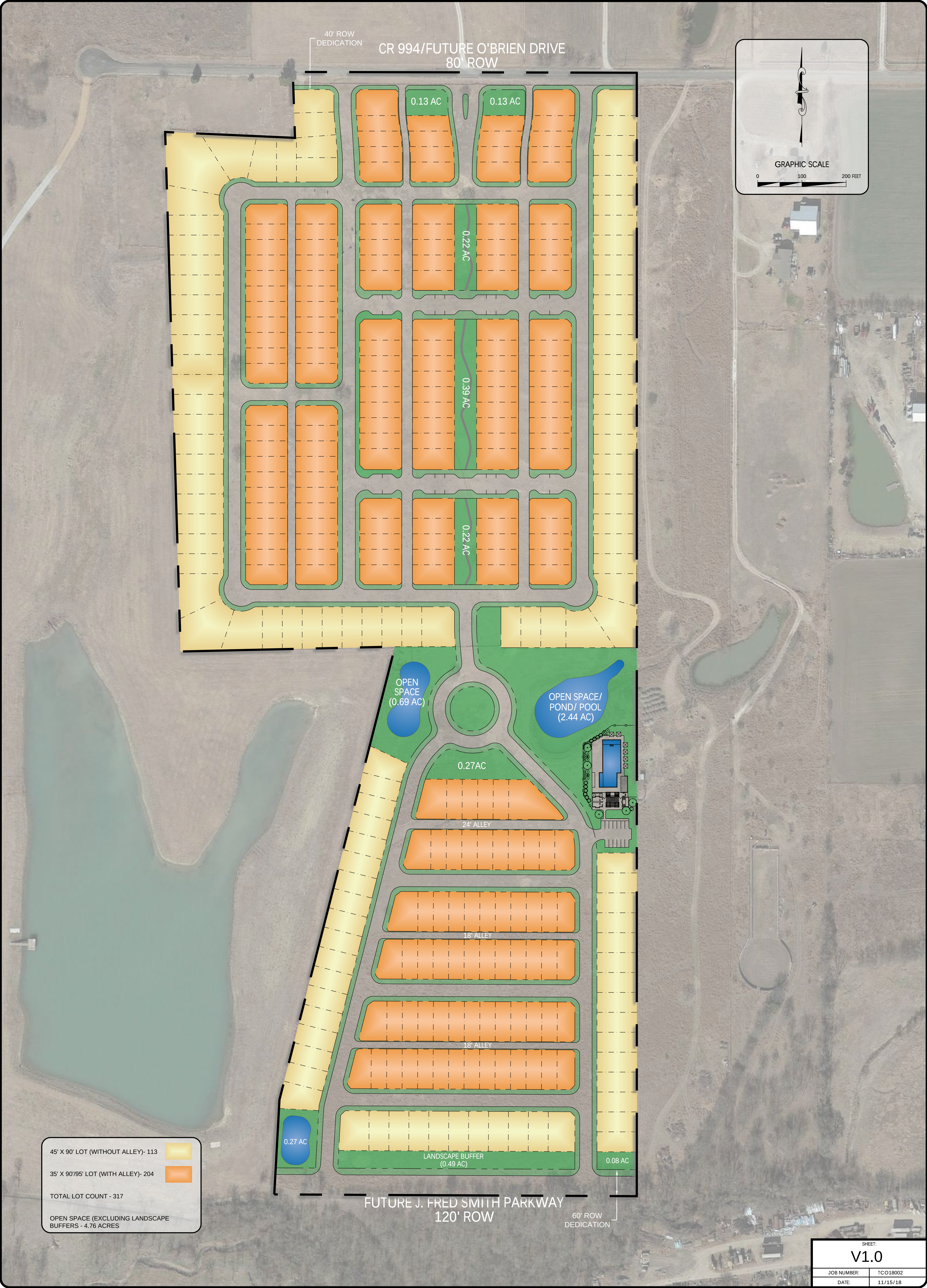
Legend

- Roads
- The Cottages
- Parcels
- City Limits

North Arrow

0 490 980 Feet

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Attachment: Exhibit C1 - The Cottages Concept Plan (The Cottages Development Agreement)



THE COTTAGES

CONCEPT PLAN
CELINA, TEXAS



LOT TYPES

35' x 90' REAR LOADED
45' x 90' FRONT SHARED

35' x 90' REAR LOADED

TYPICAL LOT DIMENSIONS

Lot Width	
Corner Lot; 3' Interior Lot Line Setback	38' min. A
Corner Lot; 7' Interior Lot Line Setback	42' min. B
Interior Lot	35' min. C
Lot Depth ¹	90' min. D

SETBACKS / BUILD-TO-LINES (BTL)

Front Yard	10' Setback E
Side Yard	
Along Side Street / Common Space	10' Setback F
Along Interior Lot Line; Patio Side	7' Setback G
Along Interior Lot Line; Zero Side	3' Setback H
Rear Yard	5' BTL; or I
	18' Setback J

For corner lots, a Rear Yard 5' BTL is recommended; if an 18' setback is used, the rear yard should be screened up to 5' from the Alley R.O.W. with appropriate landscaping or fencing.

TYPICAL BUILDING ENVELOPE DIMENSIONS

Building Envelope Width	25' K
Building Envelope Depth	75' L

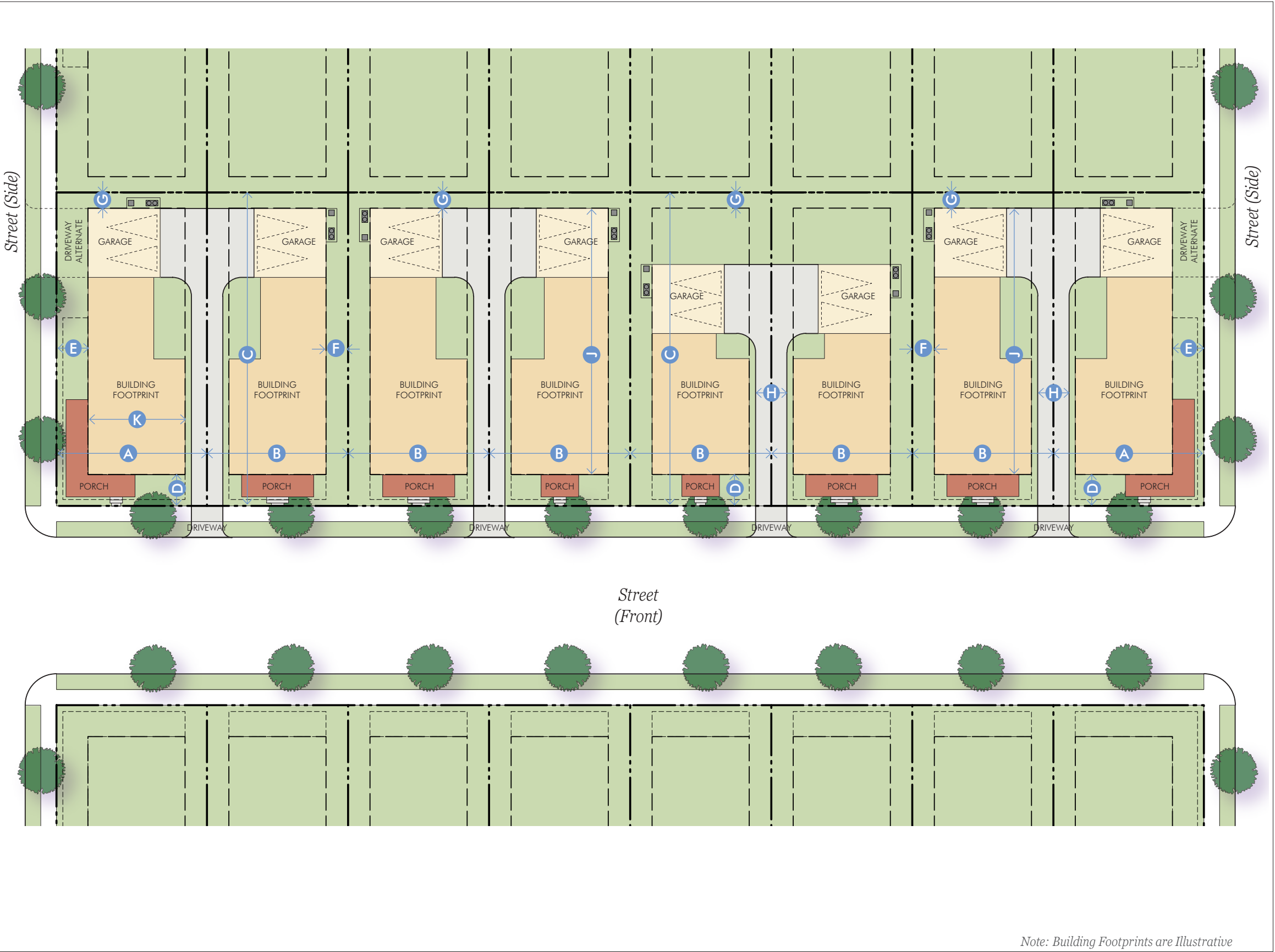
¹Lot Depth at Cul-de-Sacs may be reduced to 75'



Note: Building Footprints are Illustrative

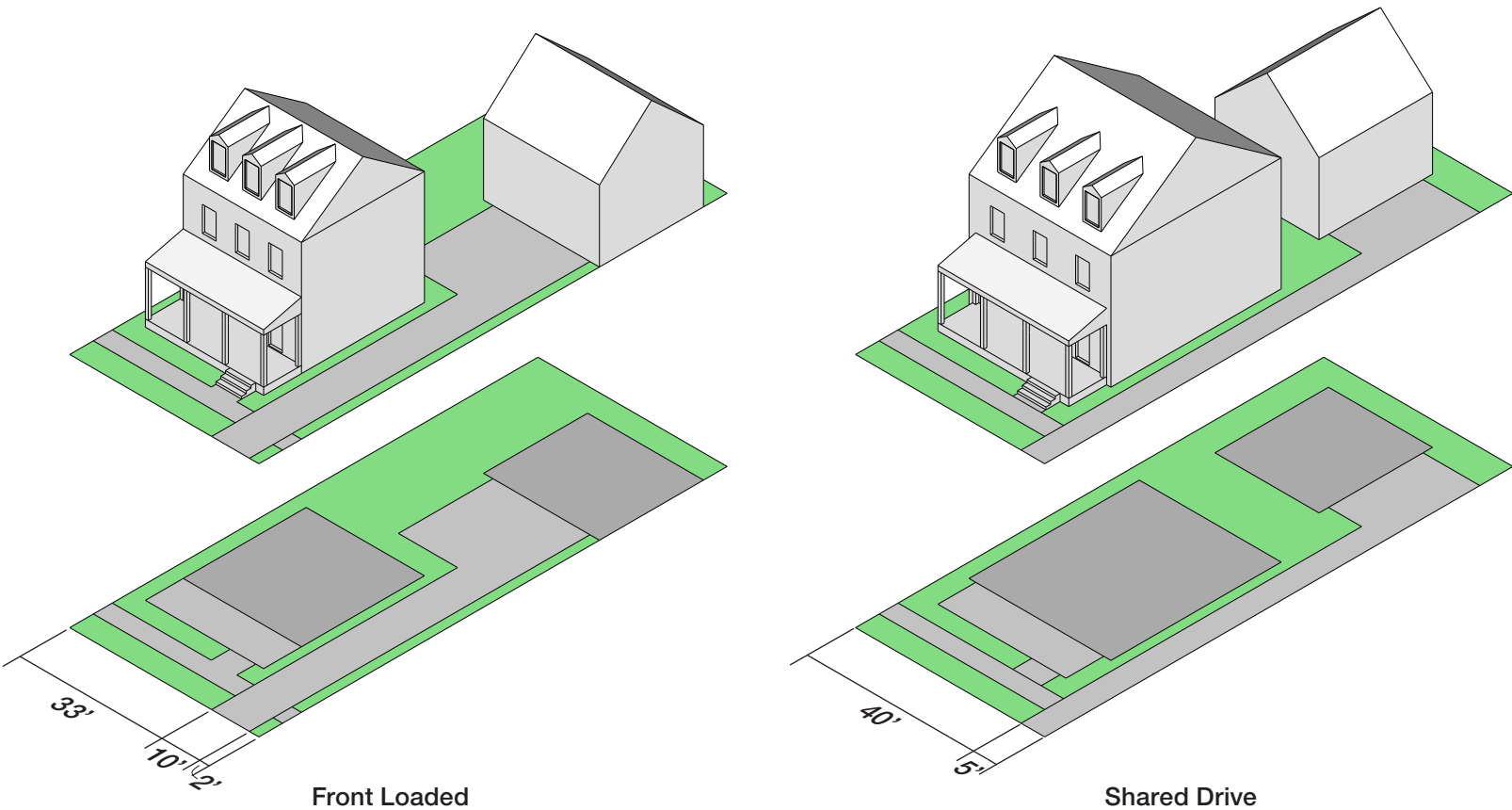
45' x 90' FRONT SHARED

TYPICAL LOT DIMENSIONS		
Lot Width		
Corner Lot	48' min.	A
Interior Lot	45' min.	B
Lot Depth ¹	90' min.	C
SETBACKS / BUILD-TO-LINES (BTL)		
Front Yard	10' Setback	D
Side Yard		
Along Side Street / Common Space	10' Setback	E
Along Interior Lot Line	7' Setback	F
Rear Yard	5' Setback	G
Shared Drive Width	10'	H
TYPICAL BUILDING ENVELOPE DIMENSIONS		
Building Envelope Width	31'	I
Building Envelope Depth	75'	J
¹ Lot Depth at Cul-de-Sacs may be reduced to 75'		



Attachment: Exhibit C2 - Concept Plan Detail (The Cottages Development Agreement)

SHARED DRIVES

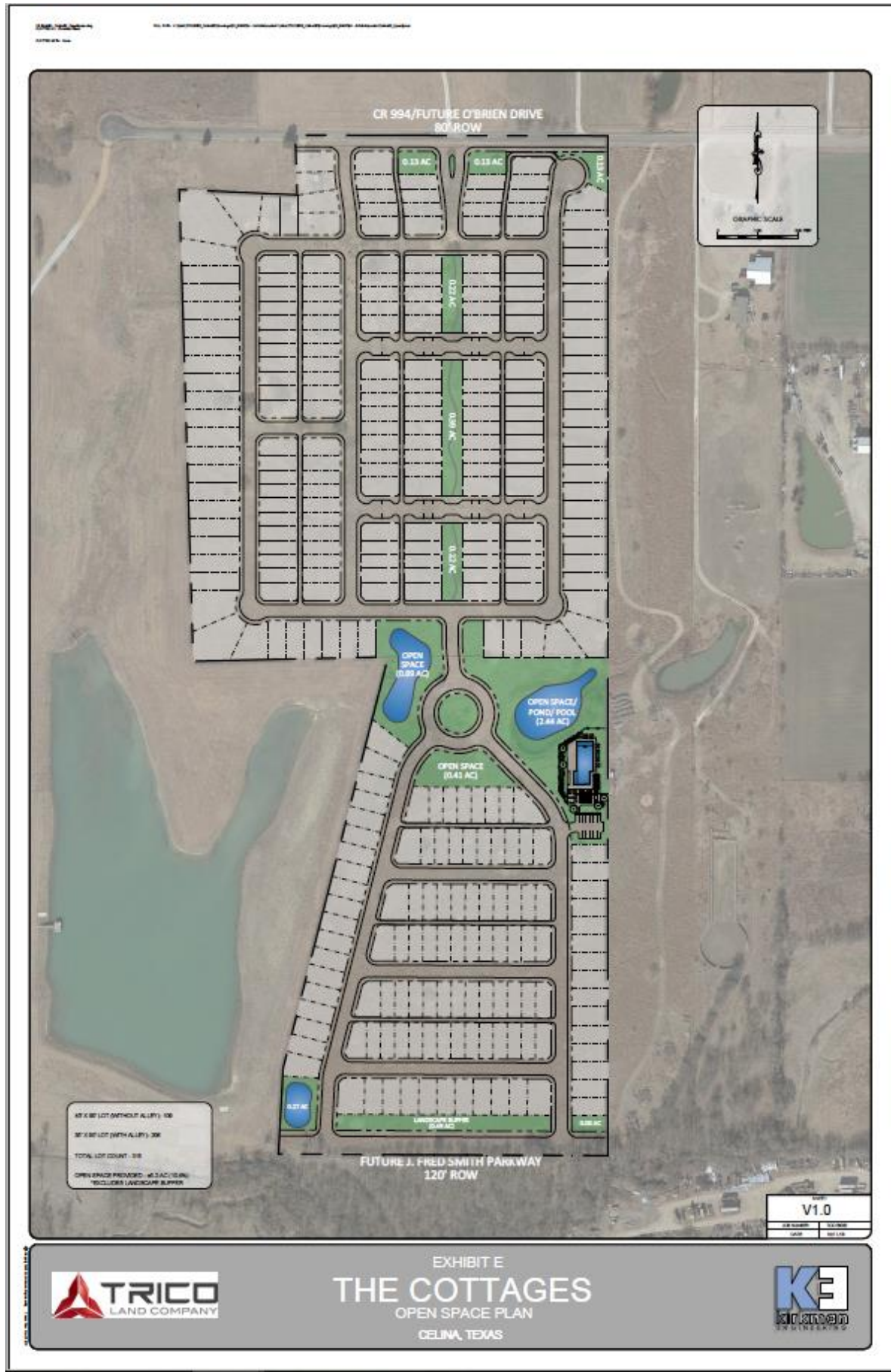


LOT SIZE	Front Loaded	Shared Drive
Width x Depth	45' x 90'	
Area	4,050sf	
MAIN HOUSE		
Footprint	24'x25'	31'x33'
Footprint Area	650sf	1023sf
Total Area	1300sf	2046sf
SITE		
Garage	576sf	576sf
Porch	208sf	248sf
Landscape	1791sf	1563sf
Driveway	825sf	640sf

The diagrams and table at left show how different building and drive configurations impact the area of the lot available for development. The back-up space required at a two-car front-loaded garage significantly limits the footprint of the home. Utilizing a shared drive between two lots enables a 40-60% larger footprint.

The shared drive also allows for significantly more curb space to accommodate on-street visitor parking. Two adjacent lots with shared drives would have 80' of linear curb between drives for on-street parking (accommodating 3-4 vehicles for every two lots depending on vehicle size). A traditional non-shared front loaded drive would only accommodate 1 on-street space per lot.





The Cottages
EXHIBIT D
DEVELOPMENT REGULATIONS

For a 50.363-acre tract of land out of the Ousley and Floyd Survey, Abstract No. 490 in the City of Celina ETJ and Collin County, Texas as described in Exhibit A, Legal Description and as depicted graphically in Exhibit C-1, Concept Plan.

1.0 Purpose

The purpose of these Development Regulations is to create a well-designed, environmentally sensitive community that creates open spaces and trails that link the various areas of the development to encourage and promote outdoor activity among the residents. The open space areas shown on the Concept Plan shall consist of existing corridors, and proposed usable open space dedication (dedicated to, and owned and maintained by the HOA), trails, ornamental trees and shade trees. This development will promote a sense of community, environmental stewardship and a healthy and robust relationship with one's neighbors.

2.0 Definitions

Except as otherwise defined in this Agreement, terms used herein shall be the same as those found in Section 14.01.007 of the Zoning Ordinance for the City of Celina, Texas, in effect on the effective date of this Agreement (the "Zoning Ordinance").

3.0 General Regulations

- 3.1 A homeowners association shall be established and shall be responsible for the ownership and maintenance of all common areas, including all private open space areas shown on the Concept Plan.
- 3.2 The layout for this planned development is shown on the Concept Plan, Exhibit C-1.

4.0 Use Regulations

- 4.1 The following uses are permitted by right except as otherwise noted:
1. Single-family detached
 2. Temporary marketing and sales centers associated with the development of the Property
 3. Temporary construction offices and storage yards associated with development of the Property
 4. Public works related facilities necessary to serve the development.
 5. Parks, playgrounds, trails, swimming pools, and other forms of improved and unimproved open space
 6. Recreation/Amenity centers, pools, cabana buildings and/or locker/changing rooms
 7. All other SF-R single family residential district uses listed in the Zoning Ordinance, as it exists or may be amended

5.0 Area Regulations

- 5.1 General Area regulations for residential uses are set forth in the table and notes below in this Section 5.0 which contain the exclusive lot size, setback, height, dwelling size, and lot coverage requirements for the Property.

	Lot Type A	Lot Type B
Minimum Lot Size	3,150 SF	4,050 SF
Maximum Building Height	45 feet	45 feet
Minimum Front Yard Setback (See notes 3 & 5)	10 feet	10 feet

Minimum Side Yard Setback (Interior Side) (See note 6)	3 feet (10 feet between adjacent residential lots)	3 feet (10 feet between adjacent residential lots)
Minimum Side Yard Setback (Corner Side) (See notes 6 & 7)	10 feet	10 feet
Minimum Rear Setback	5 feet	5 feet
Minimum Lot Width	35 feet	45 feet
Minimum Lot Depth	90 feet	90 feet
Minimum Dwelling Unit Size	1500	1500
Maximum Lot Coverage (See note 4)	No Maximum	No Maximum

1. The lot widths shall be measured along the arc of the front building line.
2. Lot coverage is defined as the footprint of the primary residential structure, excluding without limitation patios (covered or uncovered), pools, driveways, sidewalks and other improvements which are not part of an enclosed building,
3. For street corner lots with a side touching and adjacent to the front yard of a lot behind it, the side yard on the street side of the lot shall be the same width as the adjacent lot front yard.
4. Alleys other than those serving mews-facing homes shall be fifteen (15) feet in width.

6.0 Design Standards in General

6.1 Exterior building facades for residential structures shall abide by the governing architectural design standards of the zoning ordinance.

1. Cottage/Craftsman style architecture is allowed within the development. This will specifically allow a deviation from the masonry requirements of the Zoning Ordinance and allow the use of cementitious wood planking (such as Hardiboard) or treated, engineered wood planking too achieve the historic aesthetic of the development. Other architectural features will be required to augment and enhance the chosen architectural style.
2. Up to thirty percent (30%) of the total number of homes may be constructed with a single enclosed parking space. The remainder of the homes must include a two-car enclosed parking space.
3. Shared driveways shall be constructed per Exhibit C-1, Concept Plan and Exhibit C-2, Detailed Concept for Driveways. When platted, a mutual access easement for the property owners on either side of the shared driveway shall be provided.
4. Front facing garage doors with access from the street shall be allowed provided the garage doors are located at or behind the front building line. Front facades shall be defined as the front of a building, or any face of a building given special architectural treatment. In order for a front porch to be treated as the front of the building, it must extend the entire portion of the facade not encompassed by a garage and must be covered.
5. The primary roof pitch for residential building types shall not be less than 4:12. The minimum pitches do not apply to porches, specialty roofs, awnings, dormers, or other similar architectural features.
6. No building shall exceed a height of more than forty-five (45) feet, measured at the mid-point between the top plate and the dominate roof ridge.

7.0 Design Standards for Mews Lots

1. Cottage/Craftsman style architecture is allowed within the development. This will specifically allow a deviation from the masonry requirements of the Zoning Ordinance and allow the use of cementitious wood planking (such as Hardiboard) or treated, engineered

wood planking too achieve the historic aesthetic of the development. Other architectural features will be required to augment and enhance the chosen architectural style.

2. Up to thirty percent (30%) of the total number of homes may be constructed with a single enclosed parking space. The remainder of the homes must include a two-car enclosed parking space.
3. Alleys that serve the mews-facing homes must be either twenty-four (24) feet in width or the home along the mews must be equipped with automatic sprinklers. If the homes are sprinklered, the alley width serving mews-facing homes may be reduced to twenty (20) feet in width.
4. The alleys serving the mews-facing lots shall be dedicated as a fire lane easement on any future plat and striped as such to prevent vehicle parking within the fire lane.
5. The rear-entry garages along the alleys that serve the mews-facing lots shall have a setback from the property line of either three (3) feet or twenty (20) feet with no other setback allowed.
6. A trash-collection pad shall be provided wholly outside the firelane/alley location.
7. Mews widths must be a minimum of forty (40) feet with either two five-foot wide sidewalks on both sides of the mews or one six-foot wide sidewalk through the center of the mews.
8. Notwithstanding the above sidewalk provisions, pedestrian connectivity within the development and stub-outs to future developments must be provided. Generally, a 6 foot wide sidewalk is required down the middle of a mews, or if sidewalks down each side of the mews is preferred, the sidewalks may be 5 foot in width.
9. Wayfinding signs with street addresses must be provided at the terminus of every mews.
10. Side yards of mews-facing lots may not be paved.
11. Maximum block length for mews lots is 500 feet.

8.0 Open Space Regulations

- 8.1 This section shall satisfy the requirements in 14.03.008 SF-R, single-family residential district for open space dedication, amenities and improvements for the Property.
 1. Open space areas within The Cottages containing trails shall be open to the public. Amenity centers, common areas, multi-use fields, playground equipment, or other amenities shall be privately owned, maintained and used by the The Cottages Homeowners Association and residences only.
 2. The amenity center and pool shall be constructed prior to the issuance of the 100th home permit within Phase 1.
 3. Any retention pond shall be amenitized with a fountain for aeration.
 4. A minimum of five (5) acres (approximately ten percent (10%) of the total planned development acreage), as shown on Exhibit C-3, Conceptual Open Space and Trail Plan, shall be retained as open space. Such open space may be located anywhere on the Property. For the purposes of this Exhibit D, the term "open space" means natural areas, floodplain, areas used for drainage and detention, common areas and parkway and landscape easements. Open space shall be privately owned. Open space shall not consist of any area platted for residential dwellings or road right-of-way.
 5. Trails shall be provided through the open space located at the center of the development and shall provide a future connections to developments that may be located to the east or west in the future.
 6. All open space areas shall be owned and maintained by the HOA.

9.0 Subdivision Regulations

- 9.1 Development shall meet the standards as required in the Subdivision Regulations except as follows:

1. Block length - The maximum internal block length shall be 750 feet (measured from intersections such as elbows, tees and cross intersections) and shall contain no more than twenty (20) lots on each side of the street. Other exceptions to this block length requirement may be granted for special circumstances or conditions affecting the property in question; exceptions shall be applied for as a subdivision ordinance variance and presented to the Planning & Zoning Commission and City Council at the time of Construction/Preliminary Plat consideration for approval. Pecuniary interests standing alone shall not be justification for the granting of a variance.
2. Cul-de-Sac Length and Diameter - The maximum cul-de-sac length is 250 feet.
3. Temporary Dead-End Streets - temporary dead end streets, which are less than or equal to 150 feet in length, are not required to have a temporary turnaround at the end of the street, even if the dead end street has lots facing it.
4. Extensions - Unless construction has commenced, plats expire two (2) years after approval, and construction plans expire one (1) year after approval.

10.0 Improvements and Buffers

1. A twenty (20) foot landscape buffer shall be provided along CR 994.
2. A forty (40) foot landscape buffer shall be provided along J. Fred Smith Parkway.
3. Phase 2 shall begin construction within sixty (60) months following the completion of Phase 1 (defined as the tract of land to the north of the open space/amenity center area).
4. A six-foot tall solid masonry wall shall be required for screening along both CR 994 and future J. Fred Smith Parkway.
5. Where adjacent to large open space areas, wrought iron or decorative metal fencing with appropriate landscaping shall be provided.



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
 From: Brooks Wilson, Planning Consultant
 CC: Dusty McAfee, Director of Development Services
 Date: November 20, 2018
 Re: Preston Trail Development Standards

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon the approval of development standards for a single-family residential development on an approximately 25.436 acre tract of land situated in the Hugh C. Routh Survey, Abstract No. 765, the J. K. Rice Survey, Abstract No. 767, and the Collin County School Land Survey, Abstract No. 170, Collin County, Texas. The property is generally located on the north side of FM 455, approximately 2,600 feet east of Preston Road and is located within the City of Celina's ETJ. (Preston Trail Development Agreement)

Owner:

Brooks Thompson
 8500 Edgewood Court
 Frisco, Texas 75033

Applicant:

Kirkman Engineering
 4821 Merlot Avenue, Suite 201
 Grapevine, Texas 76051

Background Information:

The proposed development agreement establishes the responsibilities and obligations of both the developer and City. In addition, the agreement determines the level of city participation on various aspects of the development. The Planning & Zoning Commission only reviews and makes recommendation on the land use portion of the Development Agreement. The applicant is proposing to annex approximately 25.436 acres into the City to facilitate the construction of a single-family estate residential community located on the north side of FM 455, approximately 2,600 feet east of Preston Road. Twenty-one (21) estate-lot single-family homes are planned with one common area/HOA lot. The development, called Preston Trail, will include lot sizes of approximately one acre each and will follow the residential architectural requirements of the Zoning Ordinance.

Board Review/Citizen Input:

A notice of the public hearing was published in *The Celina Record* on November 2, 2018. Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property.

As of the time of packet preparation, staff had received no comments either for or against the proposal.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

The City Attorney has reviewed the ordinance and deemed it acceptable for form.

Supporting Documents:

Location Map

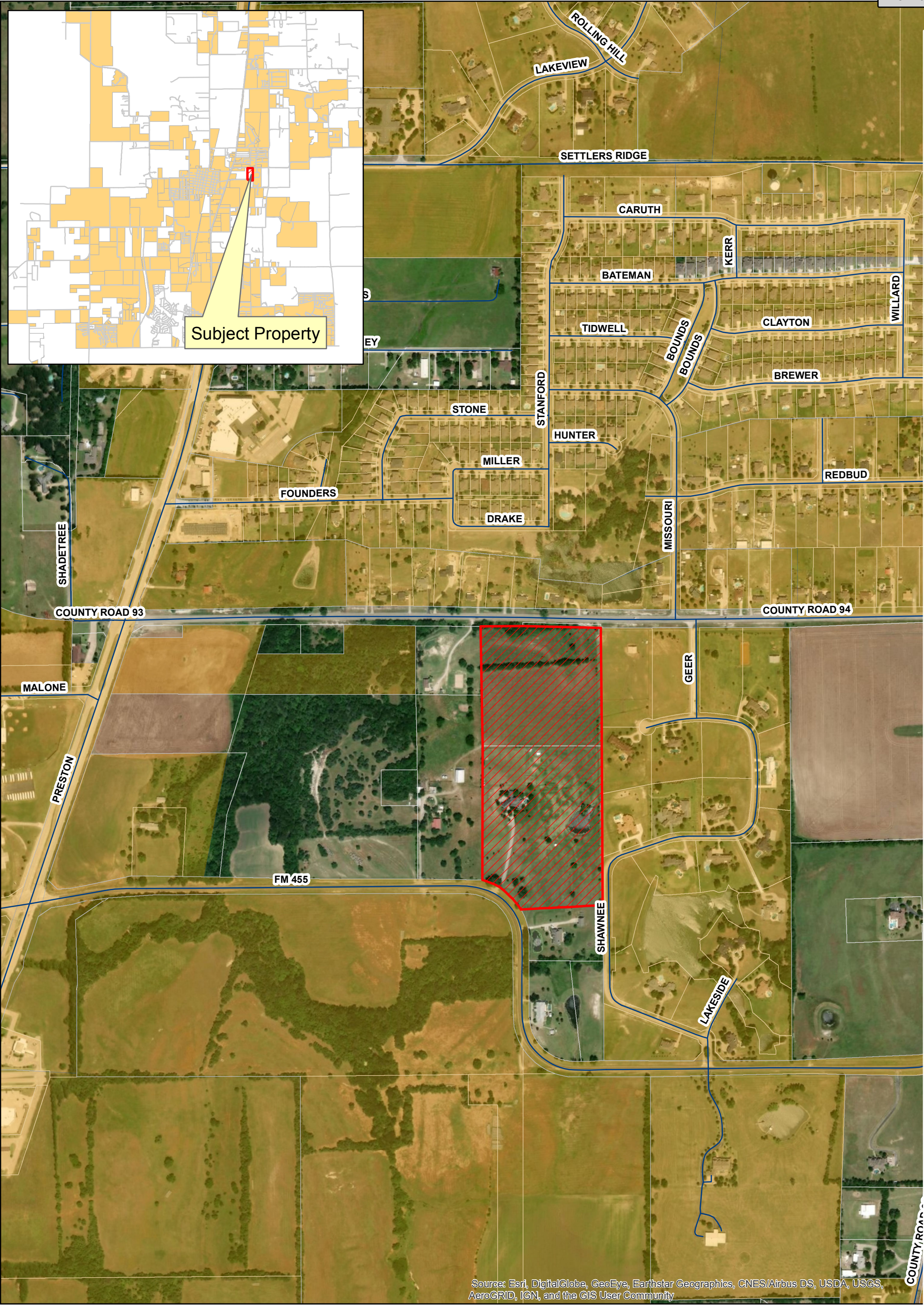
Boundary Exhibit

Concept Plan

Development Regulations

Staff Recommendation:

Staff recommends approval.



Attachment: Preston Trails Location Map (Preston Trail Development Standards)



Preston Trails Location Map

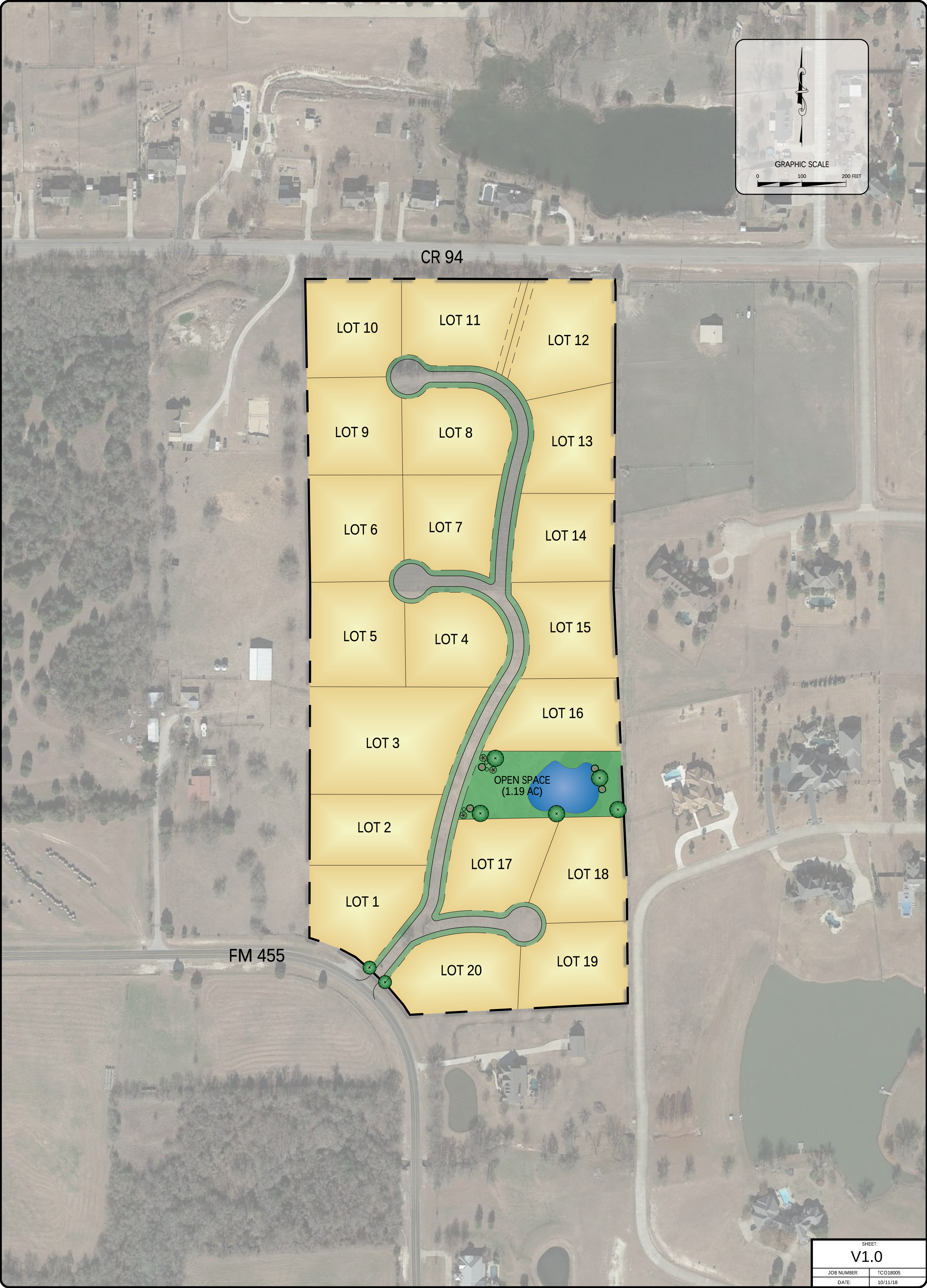
Date: 10/24/2018

Legend

- Roads
- PrestonTrails
- City Limits
- Parcels

A north arrow pointing up, with 'N' at the top, 'S' at the bottom, 'E' on the right, and 'W' on the left. Below it is a scale bar with markings for 0, 387.5, and 775 feet.

Packet Pg. 49



SHEET: V1.0	
JOB NUMBER:	TCO18005
DATE:	10/11/18



EXHIBIT C
PRESTON TRAIL
CONCEPT PLAN
CELINA, TEXAS



EXHIBIT D

DEVELOPMENT REGULATIONS

Planned Development Regulations

For a 25.44-acre tract (comprised of the 10.936-acre Thompson Property and the 14.5-acre James Property) of land out of the J.K. Rice Survey, Abstract No. 767 in the City of Celina ETJ and Collin County, Texas as described in Exhibit A and Exhibit A-1, Legal Description and as depicted graphically in Exhibit C, Concept Plan.

1.0 Purpose

The purpose of these Development Regulations is to create a well-designed, environmentally sensitive community which creates open spaces and trails which link the various areas of the development to encourage and promote outdoor activity among the residents. The open space areas shown on the Concept Plan shall consist of existing corridors, and proposed usable open space dedication (dedicated to the HOA), trails, ornamental trees and shade trees. This development will promote a sense of community, environmental stewardship and a healthy and robust relationship with one's neighbors.

2.0 Definitions

Except as otherwise defined in this Agreement, terms used herein shall be the same as those found in Section 14.01.007 of the Zoning Ordinance for the City of Celina, Texas, in effect on the effective date of this Agreement (the "Zoning Ordinance").

3.0 General Regulations

3.1 A homeowners association shall be established and shall be responsible for the ownership and maintenance of all common areas, including all private open space areas shown on the Concept Plan.

3.2 The maximum number of single-family residential lots within the Property shall be 21. The layout for this planned development is shown on the Concept Plan, Exhibit C.

4.0 Use Regulations

The permitted uses are outlined below:

4.1 The following uses are permitted by right except as otherwise noted:

1. Single-family detached
2. Marketing and sales centers associated with the development of the Property
3. Temporary construction offices and storage yards associated with development of the Property
4. Public works, including drainage facilities, water wells, and water and wastewater treatment, pumping, storage, and transmission facilities
5. Parks, playgrounds, trails, swimming pools, and other forms of improved and unimproved open space
6. Recreation/Amenity centers, pools, cabana buildings and/or locker/changing rooms

7. Temporary concrete or asphalt batch plants associated with development of the Property
8. Houses of worship
9. Agricultural
10. All other SF-R single family residential district uses as it exists or may be amended

5.0 Area Regulations

5.1 General Area regulations for residential uses are set forth in the table and notes below in this Section 5.0 which contain the exclusive lot size, setback, height, dwelling size, and lot coverage requirements for the Property.

Minimum Lot Size	43,560 SF
Maximum Building Height	60 feet
Minimum Front Yard Setback	20 feet
Minimum Dwelling Unit Size	4,800 SF
Maximum Lot Coverage (see Note 2)	No Maximum

1. The lot widths shall be measured along the arc of the front building line.
2. Lot coverage is defined as the footprint of the primary residential structure, excluding without limitation patios (covered or uncovered), pools, driveways, sidewalks and other improvements which are not part of an enclosed building,

6.0 Design Standards

6.1 Exterior building facades for residential structures shall meet or exceed the requirements outlined in Section 14.05.152 of the Zoning Ordinance except as follows:

1. Building materials shall comply with the applicable requirements in Section 14.05.152 of the Zoning Ordinance, except that cementitious fiberboard may be used. No other building design, layout or architectural standards of the Zoning Ordinance shall apply to detached single-family residences within the Property.
2. Every detached single-family residence shall have at least two enclosed parking spaces.
3. Front facing garage doors with access from the street shall be allowed provided the garage doors are located at or behind the front building line. Additionally, all front facing garage doors must be behind the front facade of the house. Front facade shall be defined as the front of a building, or any face of a building given special architectural treatment. In order for a front porch to be treated as the front of the building, it must extend the length not encompassed by a garage and must be covered.
4. No building shall exceed a height of more than 60 feet, measured at the mid-point between the top plate and the dominate roof ridge.

7.0 Open Space Regulations

7.1 This section shall satisfy all requirements in 14.03.008 SF-R, single-family residential district for open space dedication, amenities and improvements for the Property.

1. Amenity centers, Common Areas, multi-use fields, playground equipment or other amenities shall be privately owned, maintained and used by the Preston Trail Estates Homeowners Association and residences only.
2. All open space areas, if any, shall be owned and maintained by the HOA.
3. No amenity requirements listed in Sec. 14.03.008(c)(5) of the SF-R Zoning Ordinance shall be required.
4. This Section 7 shall serve as the exclusive open space requirement for this planned development and shall control in the event of any conflicts or discrepancies between this Section 78 and section 14.03.008 SF-R.

8.0 Subdivision Regulations

8.1 Development shall meet the standards as required in the Subdivision Regulations except as follows:

1. Access Point: there shall be one primary access point located on the south boundary line of the Property providing access from FM 455. A second access point shall be constructed providing access to and from County Road 94 for emergency vehicles and personnel.
2. Cul-de-Sac Length - No Minimum.
3. Roadways: roads and streets constructed within the Property may be constructed to drain into an underground storm sewer system or into bar ditches constructed along side and adjacent to the roads and streets. Roads and streets shall be constructed with a minimum width of 26 feet and shall not be required to be bound by curbing.
4. Plat Extensions - If requested in writing by the owner or developer of any portion of the Property at least 90 days prior to the expiration date, any approved construction plat and/or construction plans shall be automatically extended one time for one year. City staff shall provide written confirmation of the one year extension upon receipt of said request from the owner or developer.
5. As construction is completed, representatives of the City shall inspect the water, sanitary sewer, drainage and roadway improvements. If the City finds that such improvements have been completed in accordance with the construction plats and specifications approved by the City (or any modifications thereof approved by the City), and in accordance with all other applicable laws, rules and regulations, the City shall accept the same whereupon ownership of such improvements shall be transferred to the City and be operated and maintained by the City at its sole expense. The requirement for acceptance does not apply to recreational facilities and landscaping improvements that will be maintained by a homeowners association. Installation of landscaping, retaining walls on private lots, hardscaping and amenity improvements (whether public or private) shall not be a requirement for acceptance of a subdivision.

6. This Section 8 shall serve as the exclusive subdivision regulations for this planned development.

7.0 Screening Regulations

7.1 Landscape Buffer:

1. A landscape buffer with a minimum width of ten (10) feet will be required adjacent to FM 455 except that it may be reduced to five (5) feet when a left or right turn lane right-of-way flare occurs.

7.2 Screening Fences:

1. Fencing within the planned development may include split-rail fencing.
2. No other screening fence requirements shall apply.

EXHIBIT E
CONCEPTUAL OPEN SPACE AND TRAIL PLAN



Attachment: Exhibit D - Development Regulations (Preston Trail Development Standards)

C:\Users\KJ\Documents\OpenSpace.dwg
PLOTTER: HP DesignJet 5000PS
PLOT DATE: 10/11/18
PLOT BY: KJ
PLOT WITH: KJ

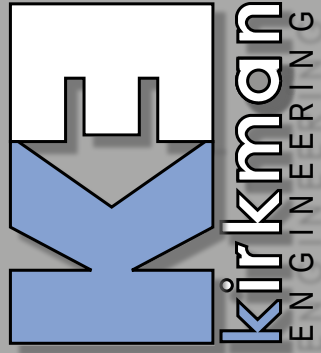
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Full Path: K:\Users\KJ\Documents\OpenSpace.dwg



SHEET: V1.0	
JOB NUMBER: TCOB8005	DATE: 10/11/18



EXHIBIT E
PRESTON TRAIL
OPEN SPACE PLAN
CELINA, TEXAS





Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Celina Planning and Zoning Commission**
 From: Raha Pouladi, Planner
 CC: Dusty McAfee, Director of Development Services
 Date: November 20, 2018
 Re: Celina 40 Development Standards

Action Requested:

The Planning & Zoning Commission will conduct a public hearing to consider testimony and act upon development standards for a future commercial development on an approximately 40.279 acre tract of land situated in the Coleman Watson Survey, Abstract No. 495, Collin County, Texas. The property is generally located on the north side of Choate Parkway, approximately 1,600 feet west of Custer Road and is located within the City of Celina's ETJ. (Celina 40 Development Standards)

Owner:

Allen Gandy
 G&N Estates, LLC
 5967 Shy Drive
 Frisco, Texas 75034

Applicant:

Kirkman Engineering
 4821 Merlot Avenue, Suite 201
 Grapevine, Texas 76051

Background Information:

The proposed Pre-annexation Development Agreement establishes the responsibilities and obligations of both the developer and the City. In addition, the agreement determines the level of City participation on various aspects of the development. The Planning & Zoning Commission will review and make a recommendation on only the land use portion of the Development Agreement. The applicant is proposing to annex approximately 40.279 acres into the City to facilitate the construction of a commercial development located on the north side of Choate Parkway (CR 88), approximately 1,600 feet west of Custer Road (FM 2478). The property will be developed to the standards of the Zoning Ordinance C-1, Retail District regulations with additional land use restrictions. Following uses are prohibited:

1. Sexually Oriented Businesses,
2. Outdoor Storage/Display,
3. Alternative Financial Services,
4. Body Art Facility,
5. Smoke Shop,
6. Vice Paraphernalia,

7. Gaming or Slot Machines (excluding arcades),
8. Lewd Merchandise Sales,
9. Liquor Store and Pawn Shop.

Board Review/Citizen Input:

A notice of the public hearing was published in *The Celina Record* on November 2, 2018. Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Alternatives:

N/A

Financial Considerations:

N/A

Legal Review:

N/A

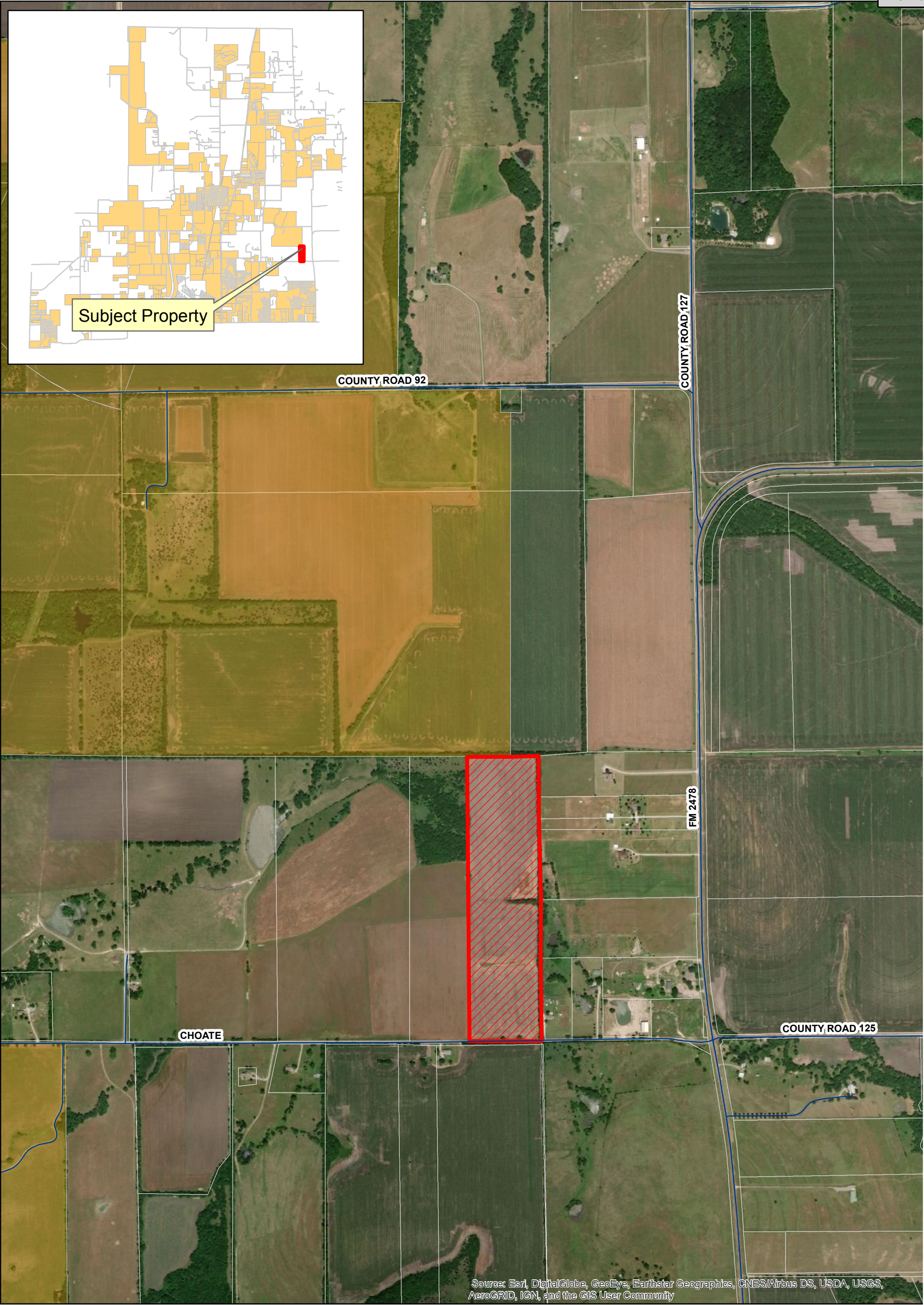
Supporting Documents:

Location Map

Boundary Exhibit

Staff Recommendation:

Staff recommends approval.



Attachment: Location Map (Celina 40 Development Standards)



Celina 40 Location Map

Date: 11/1/2018

Legend

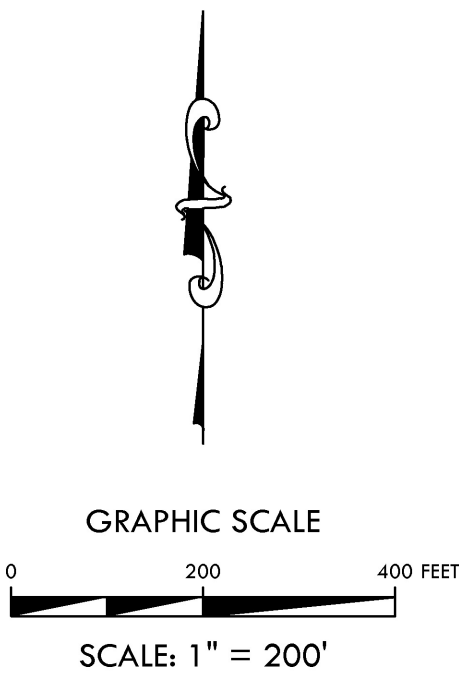
- Roads
- Celina 40
- City Limits
- Parcels

0 600 1,200 Feet

Packet Pg. 60



Factorial 9:



All that certain tract or parcel of land lying and being situated in the Coleman Watson Survey, Abstract Number 945, Collin County, Texas, being all of a called tract one described in the deed to Jack Walker Moss recorded in Volume 4985, Page 3068 of the Real Property Records of Collin County, Texas, and being more particularly described as follows:

Beginning at the northeast corner of said Moss tract and the northwest corner of a tract described in a deed to Tom Allen III, et ux, recorded in volume 2749, page 501 of the real property records of Collin county, Texas and the south line of a tract described in a deed to Billie Leon Cox recorded in Volume 1102, Page 767 of the real property records of Collin County, Texas;

Thence south with the east line of said Moss tract a distance of 2,656.96 feet to a found 5/8" iron pin at the southeast corner of said Moss tract and the southwest corner of a tract described in a deed to Jamie A. Radebaugh recorded in Volume 6009, Page 4179, Real Property Records, Collin County, Texas, on the north line of a tract described in a deed to Glenn Frank O'Brien, Hazel O'Brien Damstrom, Faye O'Brien Copeland, June O'Brien Lair, and Ermyne O'Brien Messina recorded in volume 2886, Page 967 of the Real Property Records of Collin County, Texas;

Thence south 89 degrees 45 minutes 00 seconds west with the south line of said Moss tract and the north line of said O'Brien tract a distance of 660.00 feet to a set 3/4" iron pin at the southwest corner of said Moss tract and the southeast corner of a tract described in a deed to Belknap FP LTD recorded in Volume 4288, Page 156 of the Real Property Records of Collin County, Texas;

Thence north with the west line of said Moss tract and the east line of said Belknap tract a distance of 2,659.84 feet to a set $\frac{1}{2}$ " iron pin at the northwest corner of said Moss tract and the northeast corner of said Belknap tract and the south line of a tract described in a deed to Bennie G Cox recorded in Volume 1102, Page 747 of the Real Property Records of Collin County, Texas;

Thence west with the north line of said Moss tract, passing en route the southeast corner of said Bennie G. Cox tract and the southwest corner of said Billie Leon Cox tract, and continuing a distance of 660.00 feet to the point of beginning and containing 40.279 acres of land.

EXHIBIT B: BOUNDARY EXHIBIT	
CITY PROJECT NO. XX-XXX	
CELINA 40	
Being 40.279 acres of land situated in the Coleman Watson Survey, Abstract No. 495, Collin County, Texas	
Preparation Date: 10/12/2018	
OWNER	DEVELOPER
G&N Estates, LLC 5967 Shy Drive Prosper, Texas 75034 Telephone (214) 277-9390 Contact: Allen Gandy	G&N Estates, LLC 5967 Shy Drive Prosper, Texas 75034 Telephone (214) 277-9390 Contact: Allen Gandy
ENGINEER/APPLICANT	SURVEYOR
Kirkman Engineering 4821 Merlot Ave., Suite 210 Grapevine, Texas 76051 Telephone (817) 488-4960 TBPE No. 15874 Contact: Shea Kirkman, P.E.	Windrose 220 Elm Street, Suite 200 Lewisville, Texas 75067 Telephone (214) 217-2544 TFRN No: 10194331 Contact: Thomas W. Mauke, R.P.L.S.

CELINA,
TEXAS

**BOUNDARY
EXHIBIT**

SHEET: