



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, NOVEMBER 19, 2019
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.

A. American Planning Association Award Discussion.:

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:

1. Minutes from the October 15, 2019, Planning & Zoning Commission meeting.

B. Consider and act upon a Conveyance Plat for Old Celina Sunset Addition, being an approximately 0.5 acre tract of land situated in the B.B.B & C.R.R. Survey, Abstract No. 132, Collin County, Texas; generally located on the southeast corner of Carl Darnall Parkway (FM 428) and Sunset Boulevard. (Old Celina Sunset Addition - Conveyance Plat)

C. Consider and act upon a Conveyance Plat for Celina 22 Addition, being an approximately 23 acre tract of land situated in the Thomas Stayton Survey, Abstract No. 805, Collin County, Texas; generally located 430 feet north of Malone Street and west of Louisiana Drive. (Celina 22 Addition - Conveyance Plat)

D. Consider and act upon a Final Plat for Collin College, being an approximately 75 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas; generally located south of Choate Road and approximately 2,500 feet east of Preston Road. (Collin College Celina - Final Plat)

- E. Consider and act upon a Final Plat for Greenway Phase 2, being an approximately 27 acre tract of land situated in the I. C. Williamson Survey, Abstract No. 943, Collin County, Texas; generally located east of County Road 52 and 1,500 feet south of FM 428. (Greenway Phase 2 - Final Plat)
- F. Consider and act upon a Preliminary Plat for Light Farms Toll Tracts and Prairie Crossing Re-Alignment, being an approximately 106 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located north of Frontier Parkway and east of CR 50. (Light Farms Toll Tracts and Prairie Crossing Re-Alignment - Preliminary Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider testimony and act upon a request to rezone approximately 16 acres of land from Planned Development District (PD) with Industrial District (I) base zoning, to Multi-Family Urban Edge District (MF-2) zoning; generally located west of the BNSF Railroad and north of Frontier Parkway, within the City Limits. (Prairie Crossing - Rezoning)
- B. Conduct a public hearing to consider testimony and act upon a request to rezone approximately 7 acres of land from Agricultural District (AG), to Planned Development (PD) with Industrial District (I) base zoning; generally located on the northwest corner of County Road 53 and the BNSF Railroad, within the City Limits. (Redi-Mix- Planned Development)
- C. Conduct a public hearing to consider testimony and act upon a request to rezone approximately 12 acres of land from Agricultural District (AG), to Planned Development (PD) with Multi-Family Urban Edge District (MF-2) base zoning; generally located west of Oklahoma Drive and 2,000 feet north of Glendenning Parkway, within the City Limits. (Gateway Downtown Celina - Planned Development)
- D. Conduct a public hearing to consider testimony and act upon a request for a Development Agreement, including the adoption of Development Regulations, for a mixed-use development on approximately 131 acres of land; generally located east of the BNSF Railroad and north of Malone Street, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Northside at Rollertown - Development Agreement)

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 _____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

City Staff
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.



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA ISD ADMIN BLDG., BOARD ROOM
205 S. COLORADO STREET
TUESDAY, OCTOBER 15, 2019
5:30 PM**

MINUTES

I. CALL TO ORDER:

Acting Chairman, Commissioner Haley called the meeting to order at 5:47 p.m. established a quorum, and led those present in the salute to the American and Texas Flags.

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chairman	Absent	
Shelby Barley	City of Celina	Vice Chairman	Absent	
Shawn Bain	City of Celina	Commissioner	Absent	
Mitch Freeman	City of Celina	Commissioner	Present	
Charles Haley	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Present	
Eric Becker	City of Celina	Commissioner	Present	
Dusty McAfee AICP	City of Celina	Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Manager	Present	
Raha Pouladi	City of Celina	Senior Planner	Present	
Jeannie Regan	City of Celina	Planning Technician	Present	

II. WORKSESSION:

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

III. CONSENT AGENDA:

- A. Minutes from the September 17, 2019, Planning & Zoning Commission meeting.
- B. Consider and act upon a Final Plat for Sutton Fields Phase 2C, being an approximately 43 acre tract of land situated in the Thomas McIntyre Survey, Abstract No. 903, Denton County, Texas; generally located north of Parvin Road and east of FM 1385. (Sutton Fields Phase 2C Final Plat)

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

IV. PUBLIC HEARINGS/ACTION ITEMS:

Minutes Acceptance: Minutes of Oct 15, 2019 5:30 PM (Minutes Approval)

- A. Conduct a public hearing to consider testimony and act upon a request for a Development Agreement, including the adoption of Development Regulations, for a master planned single-family residential development on approximately 109 acres of land; generally located west of FM 455 and north of CR 9, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (La Terra Development Agreement)

Raha Pouladi, Senior Planner, presented the staff report.

Aaron Hunsaker, Dowdey, Anderson & Associates, Inc., Applicant, 5225 Village Creek Drive, Suite 200, Plano, TX 75093 was present to answer any questions.

Acting Chairman Commissioner Haley opened the public hearing. No one came forward and the public hearing was closed.

Commissioner Freeman motioned to approve the item.

Commissioner Becker seconded the item.

All were in favor, and the item was approved.

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

V. **ADJOURNMENT:**

Acting Chairman, Commissioner Haley adjourned the meeting at 6:22 p.m.



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Raha Pouladi, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: November 19, 2019
Re: Old Celina Sunset Addition - Conveyance Plat

Action Requested:

Consider and act upon a Conveyance Plat for Old Celina Sunset Addition, being an approximately 0.5 acre tract of land situated in the B.B.B & C.R.R. Survey, Abstract No. 132, Collin County, Texas; generally located on the southeast corner of Carl Darnall Parkway (FM 428) and Sunset Boulevard. (Old Celina Sunset Addition - Conveyance Plat)

Owner:

Old Celina Ltd
12400 Preston Rd. Su.100
Frisco, TX 75033

Background Information:

The property is generally located on the southeast corner of Carl Darnall Parkway (FM 428) and Sunset Boulevard, within the City limits. The Conveyance Plat is for one lot, which is approximately 0.5 acres. The Conveyance plat establishes the boundary of the property and is provided for legal conveyance and land recordation functions only. As the property develops, a Minor Plat will be required prior to any construction.

Supporting Documents:

- Location Map
- Conveyance Plat

Staff Recommendation:

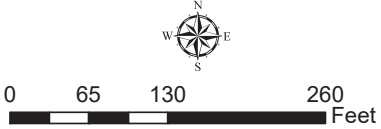
Staff recommends approval.



Old Celina Sunset Addition Location Map

Date: 11/13/2019

- Legend**
- Roads
 - Sunset Addition
 - Parcels



OWNER'S ACKNOWLEDGMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

I, the undersigned owner of the land shown on this plat within the area described by metes and bounds as follows:
Being a 0.458 acre tract of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 132, in the City of Celina, Collin County, Texas, being a portion of that certain tract of land conveyed as "East Tract" to Old Celina, Ltd. by deed recorded in Document Number 2008102001382730, of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2" iron rod set) for the southwest corner of said East Tract, same being in the easterly right-of-way line of Farm 1, Road 428 (variable width right-of-way), same being the beginning of a curve to the left, having a radius of 1100, and a central angle of 09 deg. 56 min. 14 sec.;

THENCE along said curve to the left, and along the common line of said East Tract and said Farm to Market Road, an arc distance of 206.55 feet and a chord bearing and distance of North 27 deg. 07 min. 01 sec. West, 206.29 a 1/2 inch iron rod set for the northeast corner of the herein described tract, same being the southwest corner of certain tract of land conveyed from Old Celina, Ltd. to City of Celina, Texas, by deed recorded in Document Number 2014090400090501, Official Public Records, same being in the intersection of said Farm to Market Road 428 and Sunset Boulevard (variable width right-of-way), same being the beginning of a non-tangent curve to the right, having a radius of 949.77 feet and a central angle of 08 deg. 56 min. 06 sec.;

THENCE along said non-tangent curve to the right, through the interior of said East Tract, and along the southerly side of West Sunset Boulevard, an arc distance of 148.11 feet and a chord bearing and distance of North 70 deg. 29 52 sec. East, 147.96 feet to a 1/2 inch iron rod set for the northeast corner of the herein described tract, same being in the easterly line of said East Tract, same being in the westerly line of that certain tract of land conveyed to E. Estates, LP, by deed recorded in Document Number 2017062000820190, Official Public Records, Collin County, Texas, South 00 deg. 33 min. 37 sec. East, along the common line of said East Tract and said Earthen Tract, a distance of 23.10 feet to a 1/2 inch iron rod set for the southeast corner of said East Tract, same being in a northeasterly right-of-way line of abated Farm to Market Road 428.

THENCE South 89 deg. 26 min. 23 sec. West, along the common line of said East Tract and said Farm to Market Road, a distance of 45.05 feet to the POINT OF BEGINNING and containing 19,972 square feet or 0.458 acre of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Old Celina, Ltd., acting herein by and through its duly authorized officers, does hereby adopt this designating the heretofore described property as Lot 1, Block A, OLD CELINA SUNSET ADDITION, on a to the City of Celina, Texas, and do hereby dedicate to the public use forever by fee simple title and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive easels, parking spaces, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains, and other utilities and facilities, a other property necessary to serve the plot and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns, warrant and to forever defend the title on the land so dedicated. Further, the undersigned cove and agrees that he/she shall maintain all easements and facilities in a state of good repair on functional condition at all times in accordance with City codes and regulations. No buildings, fer trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or the easements as shown, except that landscape improvements may be installed, if approved by City of Celina. At no point shall any overhead utilities be installed on the subject property. The Celina and public utility entities shall have the right to access and maintain all respective easer without the necessity of any type of procuring permission from anyone.

WITNESS, my hand this ____ day of _____, 2019.

Old Celina, Ltd.,
a Texas limited partnership
By: Rex Management, LLC, a Texas limited liability company
its General Partner

By: Rex Glendinning, President

STATE OF TEXAS
COUNTY OF COLLIN

I, the undersigned authority, a Notary public in and for the State of Texas, on this day personally appeared Rex Glendinning, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations I expressed.

Given under my seal and of office, this the ____ day of _____, 2019.

Notary Public in and for the State of Texas

CONVEYANCE PLAT
OLD CELINA SUNSET ADDITION
LOT 1, BLOCK A

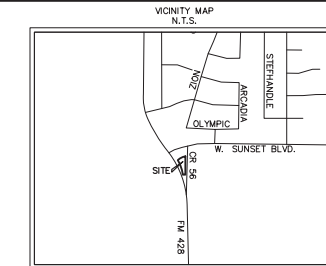
BEING a certain tract of land situated in the
B.B.B. & C.R.R. Survey, Abstract No. 132 in the
City of Celina, Collin County, Texas,
CONTAINING ONE LOT TOTALING 19,972 SQ. FT. OR 0.458 ACRE

OCTOBER 2019

JOB NO.: 18-1114	PEISER & MANKIN SURVEYING, LLC	SHEET
DATE: 10/7/2019	www.peisersurveying.com	
FIELD DATE: 10/03/2019		
SCALE: 1" = 30'		
FIELD: A.R.M.		
DRAWN: J.B.W.		
CHECKED: T.S.W.		
	1604 HART STREET SOUTHLAKE, TEXAS 76092 817-481-1056	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY SURVEYING
	trankin@peisersurveying.com	FIRM NO. 100999-00
		Member Since 1977

OWNER:
OLD CELINA, LTD.
CONTACT: REX GLENDINNING
12400 PRESTON RD, SUITE 100
FROST, TX 75033

ENGINEER:
KIM ENGINEERING AND DESIGN
JIM KNIGHT
632 N. MAIN STREET, SUITE 415
GRAPESVINE, TEXAS 76051
(972) 322-7990



NOTES:
1. Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202).
2. All lots comply with the minimum size requirements of the zoning district.
3. This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
4. Failure to follow a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
5. This plat does not alter or remove existing deed restrictions, if any, on this property.
6. Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.
7. No overhead utilities are permitted on the subject property.
8. Minimum finished floor elevations are at least 2 feet above the 100 year floodplain.
9. City of Celina will allow vehicular access to this property from Sunset Boulevard.
10. City of Celina will allow the construction of a monument sign for Glendinning Ranch at the southern end of the parcel.
11. The City of Celina will allow storm drains to cross above the 36" transmission line in the granted easement, once TCEQ crossing requirements are met, during the time of development.
12. The purpose of the Conveyance Plat is to provide for its legal conveyance without developing the subject property and for land recordation functions only. Approval and the subsequent filing of this Conveyance Plat does not constitute approval of any type of development on the subject property, as no building or development permits shall be issued, nor permanent utility service provided, for land that has only received approval as a Conveyance Plat.

LEGEND

WF - IRON ROD FOUND
M.R.C.C.T. - MAP RECORDS, COLLIN COUNTY, TEXAS
D.P.R.C.C.T. - DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
VOL. - VOLUME
PG. - PAGE
RS - IRON ROD SET WITH "PEISER & MANKIN SURV" RED PLASTIC CAP

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Collin County, the subject property Does Not appear to be within a Special Flood Hazard Area (100 Year Flood). Map date 6/2/09 Community Panel No. 4805020101 subject lot is located in Zone "X". If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

I, the undersigned, Timothy R. Mankin, a Registered Professional Land Surveyor, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

PRELIMINARY-NOT TO BE
RECORDED FOR ANY PURPOSES

Timothy R. Mankin, R.P.L.S. No. 6122
Peiser & Mankin Surveying, LLC

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE me, the undersigned authority, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Timothy R. Mankin, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and considerations therein stated.
Given under my hand and seal of the office this the ____ day of _____, 2019.

Notary Public in and for Tarrant County, Texas

CERTIFICATE OF PLAT APPROVAL

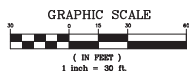
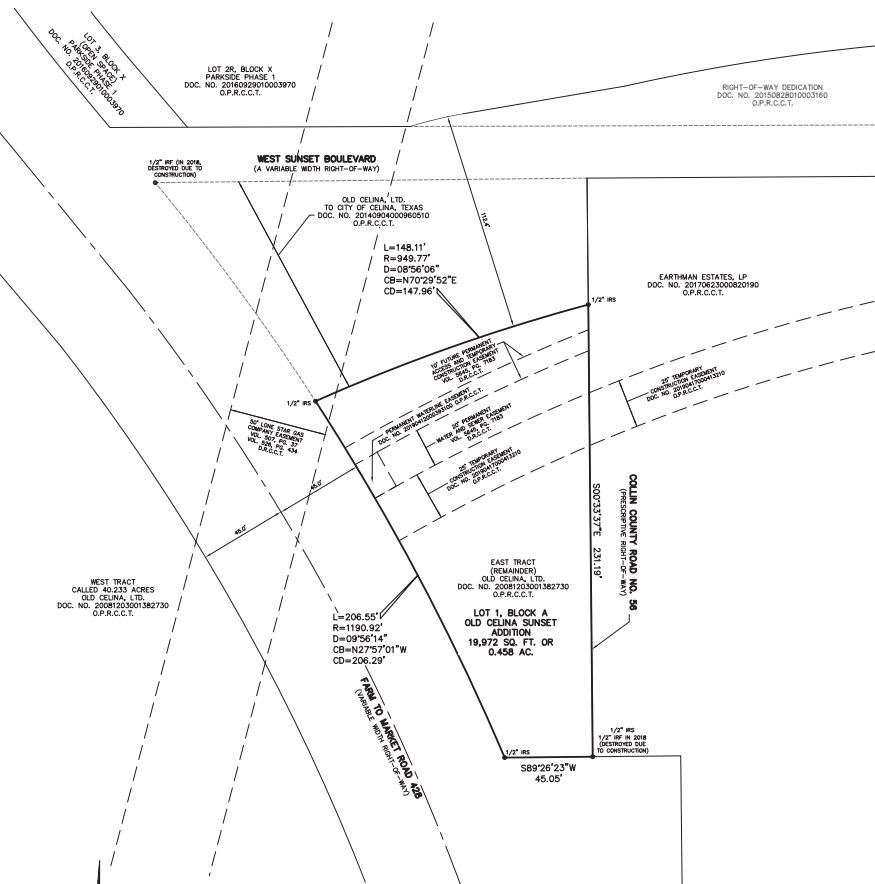
APPROVED

CITY DEVELOPMENT OFFICIAL
CITY OF CELINA, TEXAS

DATE

WITNESS BY HAND THIS ____ DAY OF _____, 2019

CITY SECRETARY
CITY OF CELINA, TEXAS





Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Raha Pouladi, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: November 19, 2019
Re: Celina 22 Addition - Conveyance Plat

Action Requested:

Consider and act upon a Conveyance Plat for Celina 22 Addition, being an approximately 23 acre tract of land situated in the Thomas Stayton Survey, Abstract No. 805, Collin County, Texas; generally located 430 feet north of Malone Street and west of Louisiana Drive. (Celina 22 Addition - Conveyance Plat)

Owner:

Equity Trust Company, D.B.A. Sterling Trust
Rex and Sherese Glendenning
12400 Preston Rd, Suite 100
Frisco, TX 75033

Background Information:

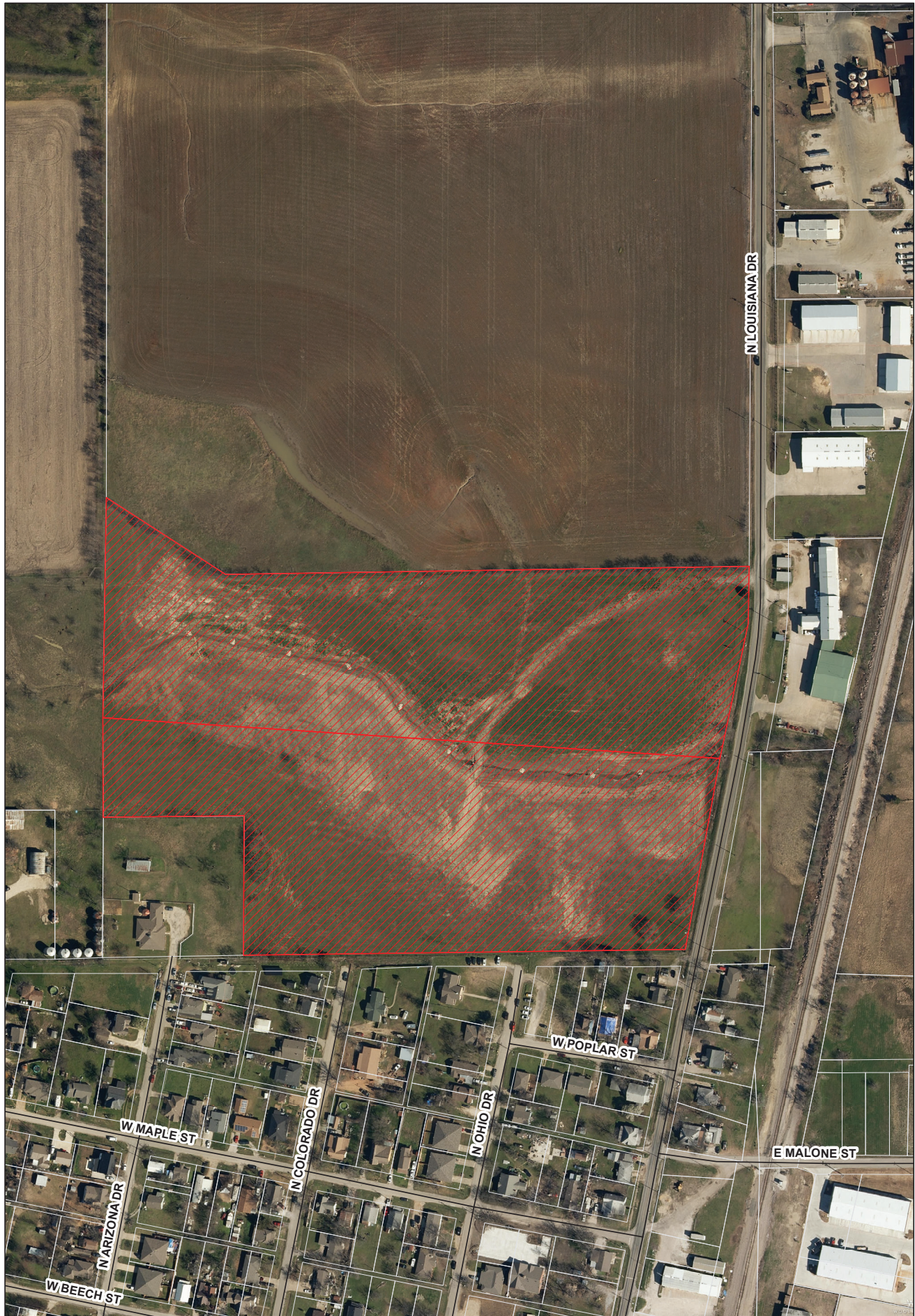
The property is generally located 430 feet north of Malone Street and west of Louisiana Drive, within the City limits. The Conveyance plat is for two lots totaling approximately 23 acres. The Conveyance Plat establishes the boundary of the property and is provided for legal conveyance and land recordation functions only. As the property develops, a Minor Plat will be required prior to any construction.

Supporting Documents:

- Location Map
- Conveyance Plat

Staff Recommendation:

Staff recommends approval.

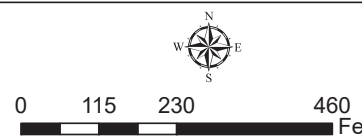


Celina 22 Location Map

Date: 11/13/2019

Legend

- Roads
-  Celina 22
-  Parcels



NOTES:

1. Ratings are based on the State Plane Coordinate System, Texas North Central Zone (4202).
2. All ratings are based on the minimum data requirements of the zoning district.
3. This property may be subject to charges related to impact fees and the applicant should consult with the City Engineer's Office for more information.
4. Notice: setting of portion of this stationing by meter and bounds is a violation of City Ordinance 100-100.
5. The point does not exist or remove stationing and restrictions, if any on the property.
6. The proposed utility easement is shown as a shaded area above the 100' property footprint.
7. The purpose of the Comprehensive Plan is to provide for the land development without degrading the environment.
8. The purpose of the Comprehensive Plan does not constitute approval of any type of development on the subject property. The Comprehensive Plan is a policy document that guides the development of the City of Houston. The Comprehensive Plan is not a zoning ordinance and does not constitute approval of any type of development on the subject property.

LEGEND
 IRSE - IRON ROD FOUND
 M.R.C.T. - MAP RECORDS, COLLIN COUNTY, TEXAS
 D.R.C.T. - DEED RECORDS, COLLIN COUNTY, TEXAS
 O.P.R.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Cullin County, the subject property does not lie within a Special Flood Hazard Area (100 Year Flood), Map date 6/2/09 Community Panel No. 40-08030101 subject lot is located in Zone X and Zone A.

This Flood Statement does not imply that the site is not within a Special Flood Hazard area, nor does it imply that the site is not subject to flooding. In some circumstances, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

CONVEYANCE PLAT
CELINA 22 ADDITION
LOT 1 & 2, BLOCK A

LOT 1 & 2, BLOCK A
BEING a certain tract of land situated in the
THOMAS STAYTON Survey, Abstract No. 805 in the
City of Celina, Collin County, Texas,
ING TWO LOTS TOTALLING 984.316 SQ. FT. OR 22.596

**CITY OF CELINA, COLLIN COUNTY, TEXAS,
CONTAINING TWO LOTS TOTALLING 984.316 SQ. FT. OR 22.596 ACRE**

NOVEMBER 2019

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com

1 Texas Society of Professional Surveyors 2

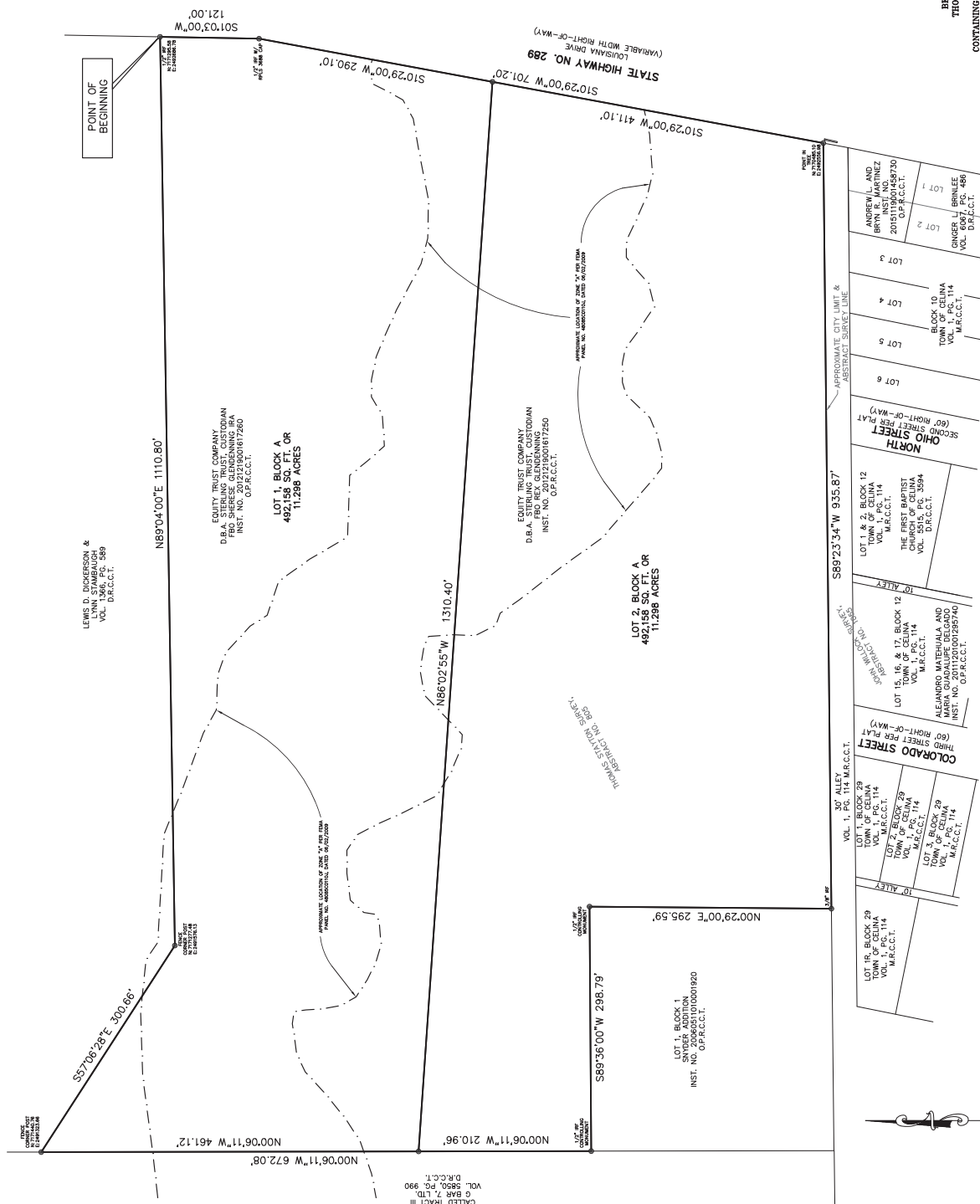
1604 HART STREET
SOUTH LAKE, TEXAS 76092
817-481-1806

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

1000000.00

OWNER:
EQUITY TRUST COMPANY, D.B.A.
STERLING TRUST, CUSTODIAN FBO
SHERES GLENNING RD, SUITE 100
12400 PRESTON RD, SUITE 100
GRAPEVINE, TEXAS 76051

OWNER:
EQUITY TRUST COMPANY, D.B.A.
INTERLING TRUST, CUSTODIAN FBO
JAMES GLENNING IRA
2400 PRESTON RD, SUITE 100



GRAPHIC SCALE

(IN FEET)



Planning & Zoning Commission
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: November 19, 2019
 Re: Collin College - Final Plat

Action Requested:

Consider and act upon a Final Plat for Collin College, being an approximately 75 acre tract of land situated in the Shelby Glass Survey, Abstract No. 346, Collin County, Texas; generally located south of Choate Road and approximately 2,500 feet east of Preston Road. (Collin College Celina - Final Plat)

Owner:

Collin County Community College District
 3542 Spur 399, Su.102
 McKinney, TX 75069

Background Information:

The proposed Final Plat shows one lot at approximately 75 acres for Collin College. Following approval, the plat will not be filed until all public improvements have been completed and accepted by the City.

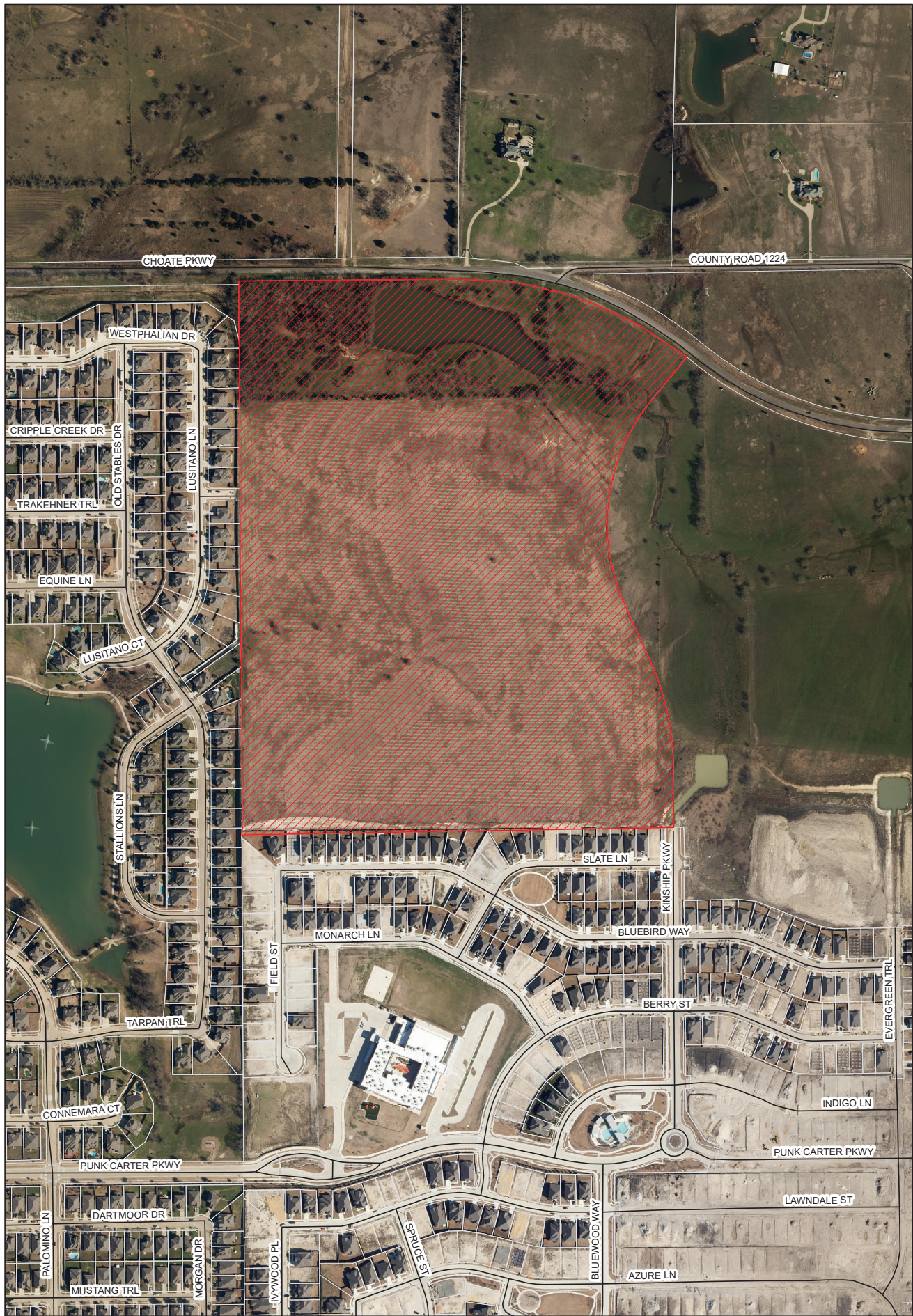
The Final Plat is in conformance with the Development Agreement and the Planned development. Plat approval is not discretionary - if the plat meets all applicable standards and regulations, State law requires the City to approve the plat. Staff recommends approval of the plat, per all the conditions stipulated by the Building Official and the Engineering Department.

Supporting Document:

- Location Map
- Final Plat

Staff Recommendation:

Staff recommends approval on the condition that all staff comments are addressed and that the project is inspected and accepted by the City prior to the plat being filed.

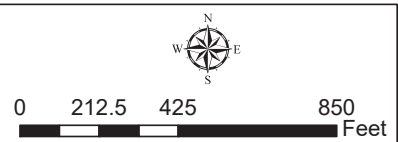


Collin College Location Map

Date: 11/13/2019

Legend

- Roads
-  Collin College
-  Parcels



CERTIFICATE OF REGISTERED PROFESSIONAL LAND SURVEYOR

I, David J. Surdukan, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

corner of a right of way dedication for County Road No. 88 as recorded in County Clerk's No. 20061122001662300, Land Records of Collin County, Texas;

beginning of a curve to the right having a central angle of $39^{\circ}54'51''$, a radius of 1356.38

curve to the left having a central angle of $63^{\circ}57'09''$, a radius of 750.00 feet, a tangent length of 468.22 feet, and a chord bearing $S07^{\circ}34'21''W$, 794.35 feet;

THENCE S24°24'13"E, a distance of 239.76 feet to a 1/2" iron rod found with yellow plastic cap and the beginning of a curve to the right having a central angle of 235°14'4", a radius of 999.94 feet, a tangent length of 211.21 feet, to a chord bearing S12°28'18"E, 413.30 feet;

end of said curve, said point being in the centerline of Kinship Parkway (a 60' R.O.W.);

the City of Celina as recorded in Cabinet 2007, Page 293, Plat Records of Collin County, Texas:

THENCE N00°33'04"W, with the east line of said The Carter Ranch Phase IIa, and the east line of the aforementioned The Carter Ranch Phase IIC, Section 2, a distance of 2127.18 feet to the POINT OF BEGINNING and CONTAINING 3,266,992 square feet or 75,000 acres

The basis of bearings, horizontal and vertical position are derived from Texas WDS RTK Network, Texas State Plane Coordinates System, NAD83, North Central Zone, Nad 83,

(2.102 Acres R.O.)
SHELBY GLASS SURV.
CELINA, COLLIN CO.

Contact:
Collin County Commercial
3542 Spur
McKinney, Texas
Telephone 972
E-mail: Therani.sec@collincountytx.gov

Engineer:
RLX Engineers
Texas Registration
1111 West Main
Allen, Texas
Telephone 972
Contact: Frank
E-mail: Frank@RLX.com

Surveyor:
Surdick Survey
PO Box
Anna, Texas



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Raha Pouladi, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: November 19, 2019
Re: Greenway Phase 2 Final Plat

Action Requested:

Consider and act upon a Final Plat for Greenway Phase 2, being an approximately 27 acre tract of land situated in the I. C. Williamson Survey, Abstract No. 943, Collin County, Texas; generally located east of County Road 52 and 1,500 feet south of FM 428. (Greenway Phase 2 - Final Plat)

Owner:

M/I Homes of DFW, Inc
405 Hwy 121 BYP, Suite A-210
Lewisville, TX 75248

Background Information:

This plat is for a new phase to the Greenway single-family residential community. The plat shows 122 single-family lots and one common area/HOA lot. Following approval, the plat will not be filed until all public improvements have been completed and accepted by the City.

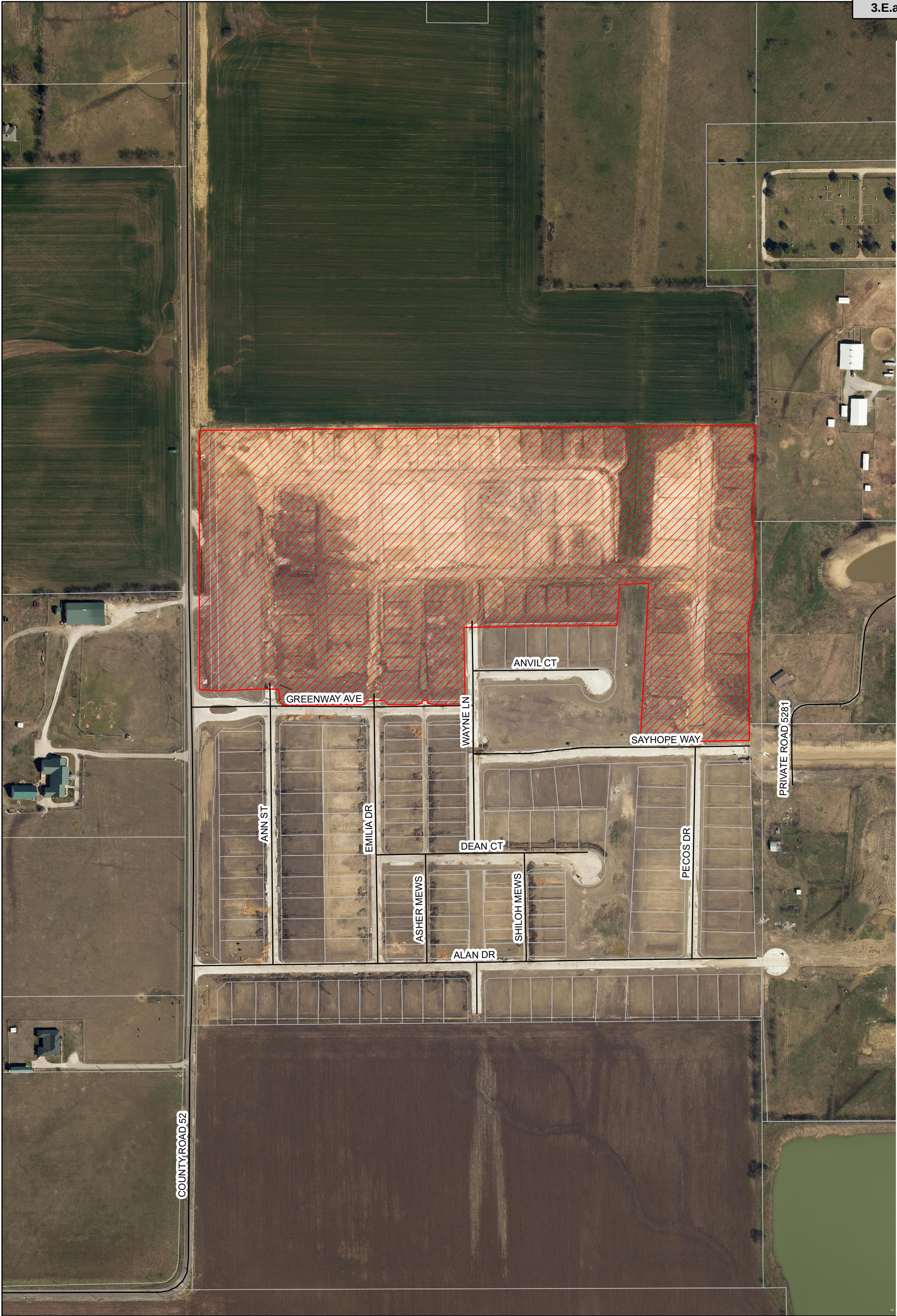
The Final Plat is in conformance with the Planned development. Plat approval is not discretionary - if the plat meets all applicable standards and regulations, State law requires the City to approve the plat. Staff recommends approval of the plat, per all the conditions stipulated by the Building Official and the Engineering Department.

Supporting Document:

- Location Map
- Final Plat

Staff Recommendation:

Staff recommends approval on the condition that all staff comments are addressed and that the project is inspected and accepted by the City prior to the plat being filed.



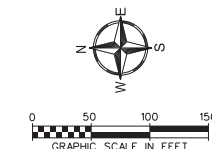
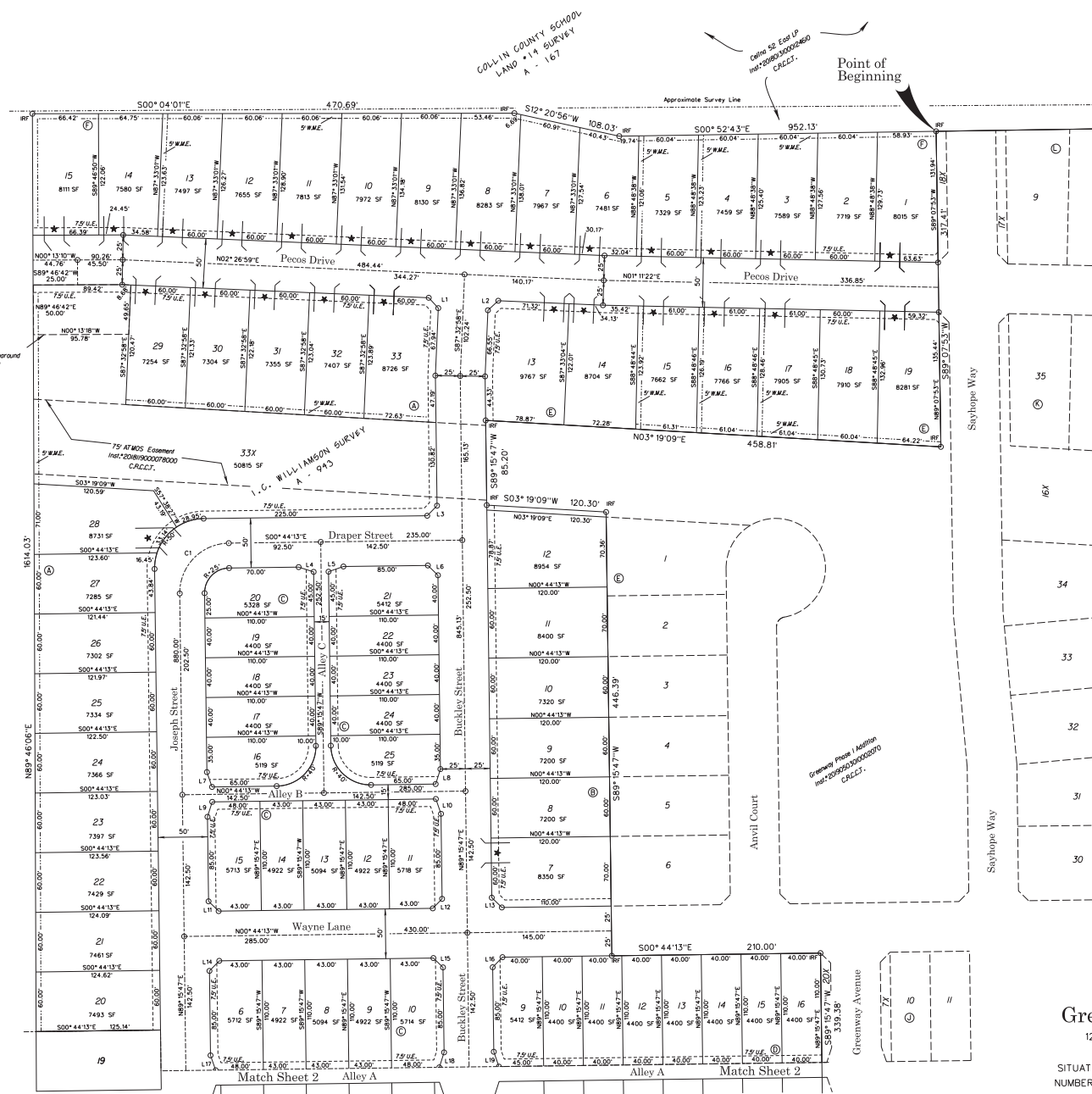
Attachment: Location Map (Greenway Phase 2 Final Plat)

J:\Job\MT7001_GREENWAY_65\Master Draw\Survey\MT7001_P02.dgn 10:54:08 AM 11/12/2019 Sheet 1

IMPLS Form Reg No. 007700
SOL 100 Highway
Copyright © 2019 Peloton Land Solutions, Inc.

- LEGEND
- IRF = IRON ROD FOUND
 - IRS = IRON ROD SET
 - PKN = PK NAIL
 - BL = BUILDING LINE
 - UE = UTILITY EASEMENT
 - ME = MEIL MAINTENANCE EASEMENT
 - SF = SQUARE FEET
 - WFF = WINDOW FINISH FLOOR
 - PAE = PUBLIC ACCESS EASEMENT
 - EE = ELECTRIC EASEMENT
 - SN = STREET NAME CHANGE
 - LD = LOT FRONT DIRECTION
 - RD = RESTRICTED DRIVEWAY

Owner
M/I HOMES OF DFW, LLC
405 STATE HIGHWAY 121 BYP, STE A-210
LEWISVILLE, TEXAS
75248
972-762-3900



NO.	DELTA	RADIUS	LENGTH	BEARING	DISTANCE
C1	90° 00' 00"	50.00'	78.54'	S 45° 44' 13" E	70.71'

NO.	BEARING	DISTANCE
L1	S 47° 27' 01" W	14.14'
L2	N 42° 32' 59" W	14.14'
L3	N 45° 44' 13" W	14.14'
L4	S 1° 17' 47.53" W	15.87'
L5	S 1° 10' 50" E	15.87'
L6	S 44° 15' 47" W	14.14'
L7	N 70° 49' 41" E	15.87'
L8	N 72° 18' 07" W	15.87'
L9	N 70° 49' 41" E	15.87'
L10	S 72° 18' 07" W	15.87'
L11	N 44° 15' 47" E	14.14'
L12	N 45° 44' 13" W	14.14'
L13	N 44° 15' 47" E	14.14'
L14	S 45° 44' 13" E	14.14'
L15	S 45° 44' 13" W	14.14'
L16	S 44° 15' 47" E	14.14'
L17	N 70° 49' 41" E	15.87'
L18	N 72° 18' 07" W	15.87'
L20	N 70° 49' 41" E	15.87'

A Final Plat of
Greenway Phase 2 Addition
122 Residential lots and 1 Open Space lot
Totalling 26.11 acres
SITUATED IN THE I.C. WILLIAMSON SURVEY, ABSTRACT
NUMBER 94-3, CITY OF CELINA, COLLIN COUNTY, TEXAS

Attachment: Final Plat (Greenway Phase 2 Final Plat)

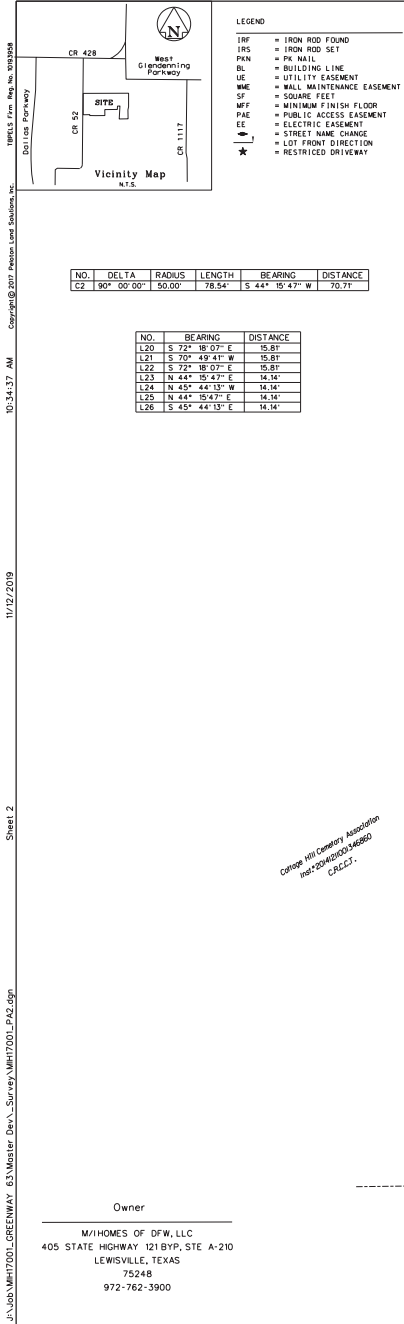
A Final Plat of
Greenway Phase 2 Addition
122 Residential lots and 1 Open Space lot
Totalling 26.11 acres
SITUATED IN THE I.C. WILLIAMSON SURVEY, ABSTRACT
NUMBER 94-3, CITY OF CELINA, COLLIN COUNTY, TEXAS



1
OF 3 SHEETS

Revisions:

Job #:	MT7001
Drawn By:	M. Yost
Checked By:	S. Ramsey
Date:	08-29-19





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: November 19, 2019
 Re: Light Farms Toll Tracts and Prairie Crossing Re-Alignment - Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for Light Farms Toll Tracts and Prairie Crossing Re-Alignment, being an approximately 106 acre tract of land situated in the John Ragsdale Survey, Abstract No. 734, Collin County, Texas; generally located north of Frontier Parkway and east of CR 50. (Light Farms Toll Tracts and Prairie Crossing Re-Alignment - Preliminary Plat)

Owner:

LFC Land Company II, LLC
 8401 North Central Expressway, Suite 350
 Dallas, TX 75225

Background Information:

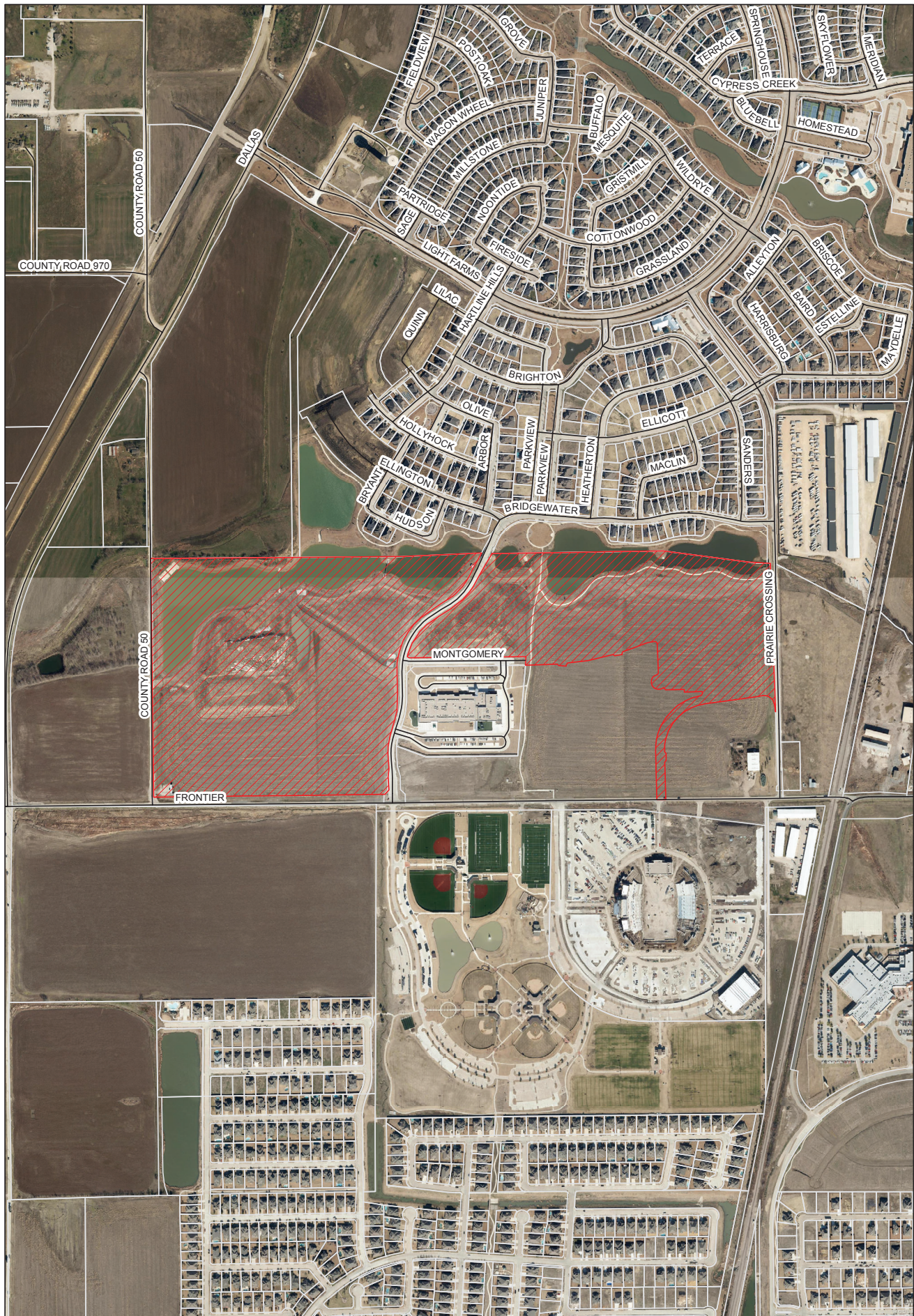
This Preliminary Plat is for a new phase to the Light Farms single-family residential subdivision. The plat shows a total of 320 single-family lots and twelve common area/HOA lots. The function of a Preliminary Plat is to determine the general layout of the subdivision, the adequacy of public facilities, and the overall compliance to the Code. A Preliminary Plat is not recorded at the County. A Final Plat will ultimately determine the final layout and configuration of the property.

Supporting Document:

- Location Map
- Preliminary Plat

Staff Recommendation:

Staff recommends approval on the condition that all staff comments are addressed and the final lotting pattern be finalized at time of Final Plat. Staff reserves the right to make additional comments at the time of the Final Plat.

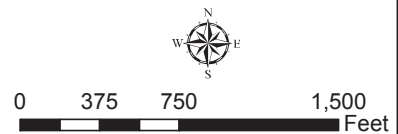


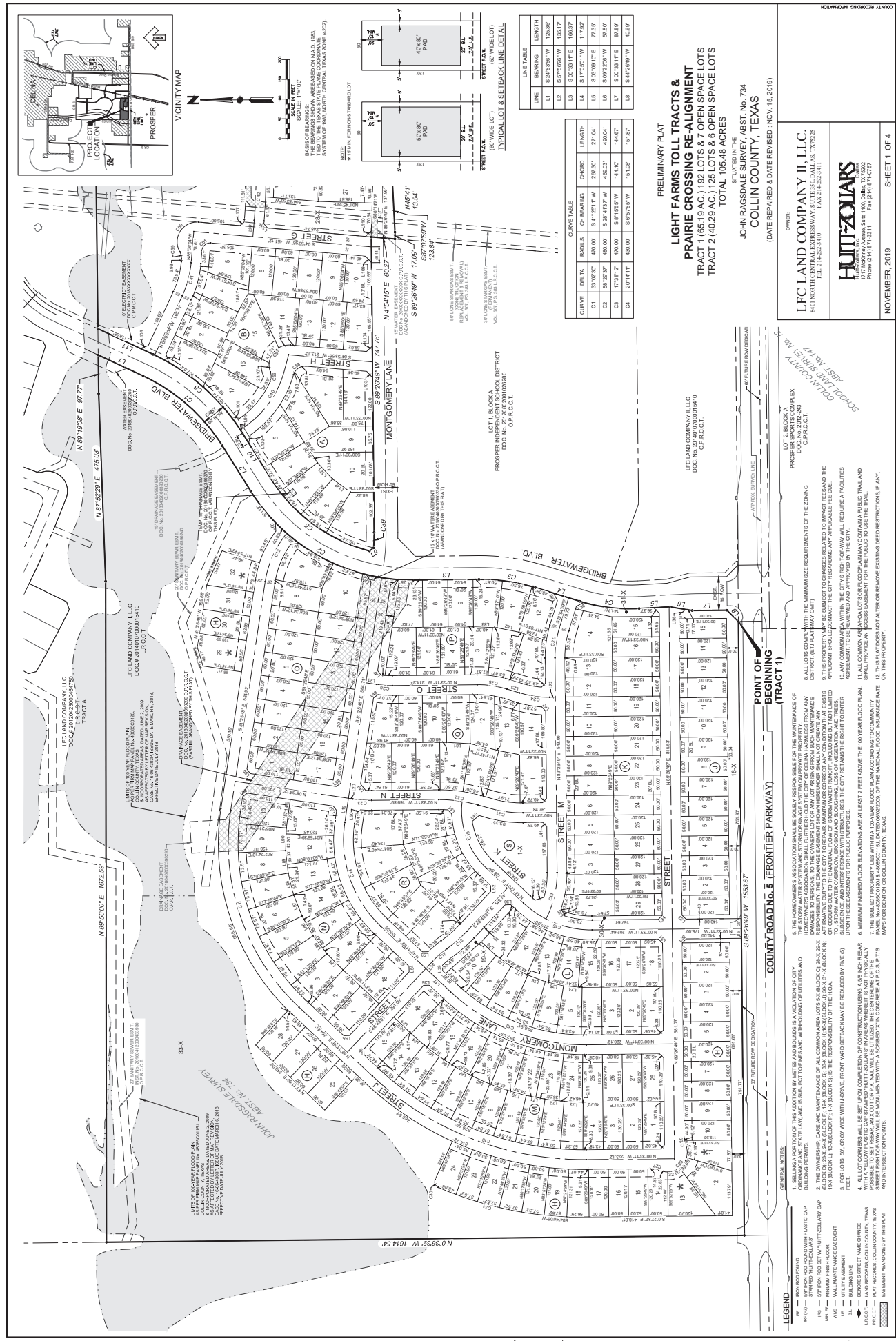
Light Farms Toll Tracts Location Map

Date: 11/14/2019

Legend

- Roads
- LightFarms
- Parcels





DATE: Nov 15, 2019 10:17 AM XREFS: PRE: PLAT-BORDER-01 -146101-Prev-Bound -146101-Excl-Bound -146101-DWG-Preliminary Plat/TRACT 1-2-PRE PLAT.dwg USER: tom



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: November 19, 2019
 Re: Prairie Crossing - Zoning

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to rezone approximately 16 acres of land from Planned Development District (PD) with Industrial District (I) base zoning, to Multi-Family Urban Edge District (MF-2) zoning; generally located west of the BNSF Railroad and north of Frontier Parkway, within the City Limits. (Prairie Crossing - Rezoning)

Applicant:

Masterplan
 900 Jackson Street, Suite 640
 Dallas, TX 75202

Background Information:

The property is located west of the BNSF Railroad and north of Frontier Parkway. The property is approximately 16 acres and is zoned Planned Development (PD), with a base zoning of Industrial District (I). The applicant requests to rezone the property to MF-2 Multi-Family Urban Edge District. At this time, there are no plans to develop the subject property.

Board Review/Citizen Input:

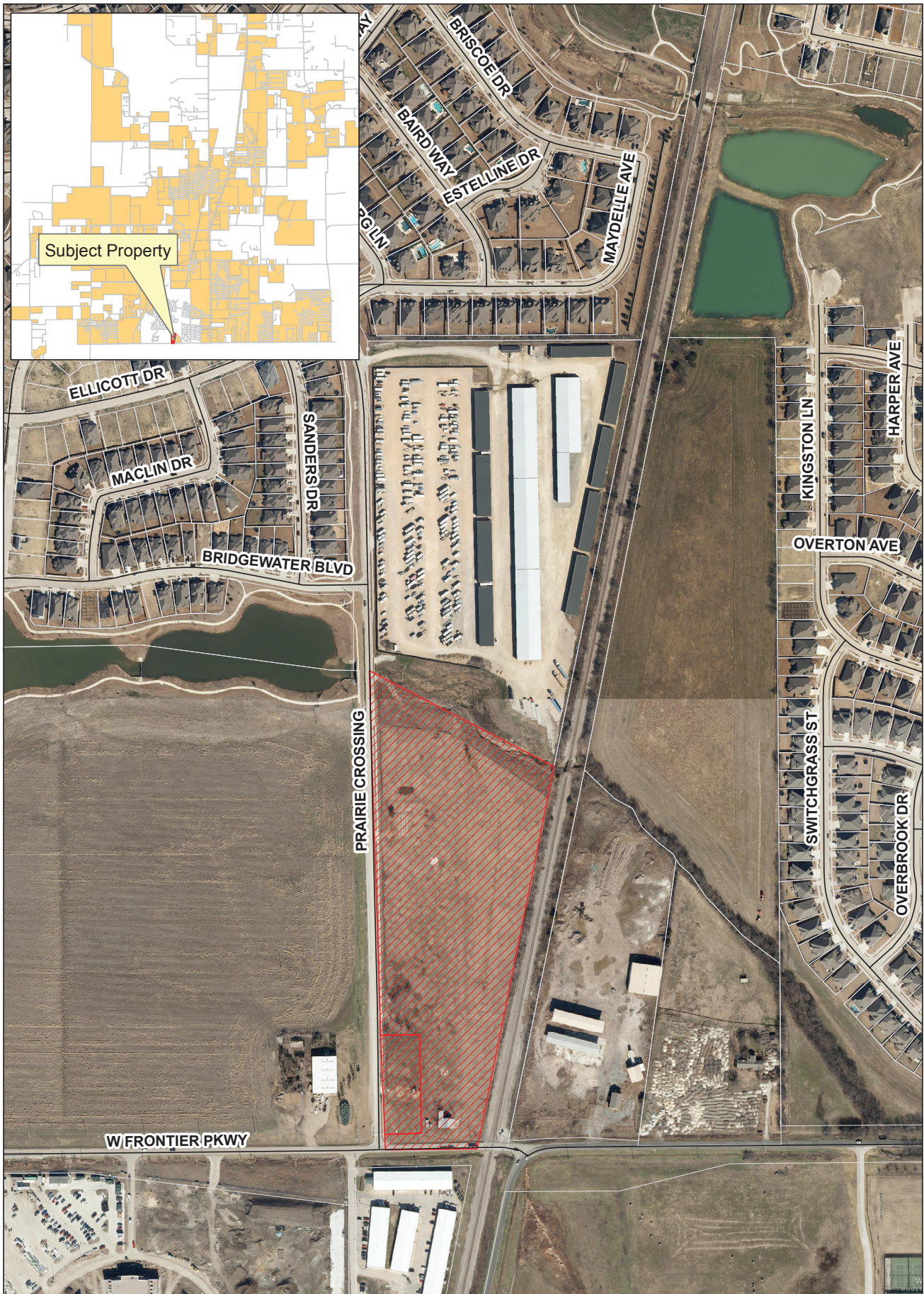
Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. Staff received inquiries for more information regarding this proposal.

Supporting Document:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff has no objection to the requested rezoning.

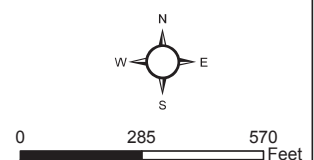


Prairie Crossing Location Map

Date: 11/5/2019

Legend

- Roads
-  Prairie Crossing
-  Parcels

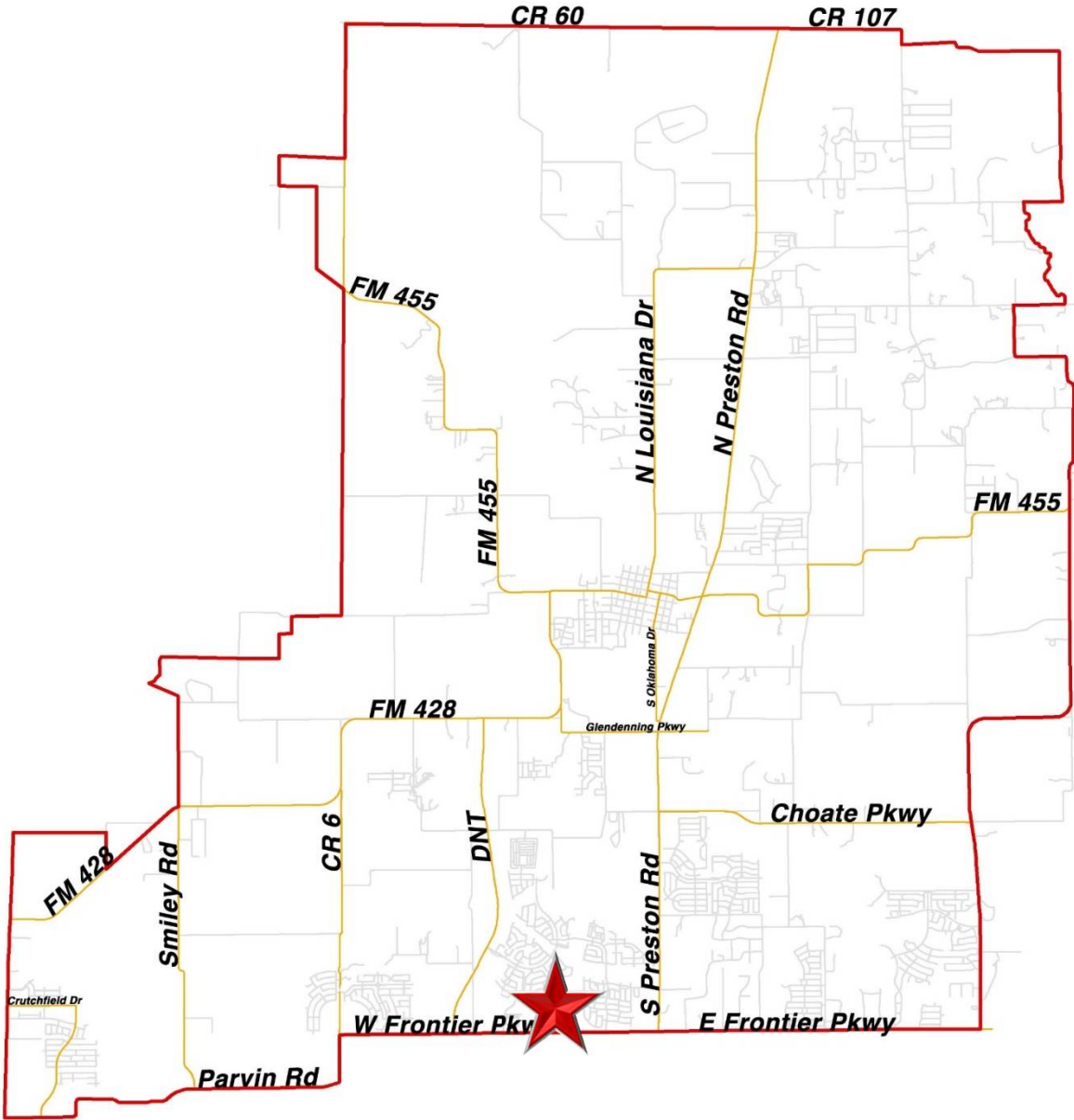


Prairie Crossing

Rezoning

Planning & Zoning Commission

November 19, 2019





Location Map

The subject property is located west of the BNSF Railroad and north of Frontier Parkway

Background

- The property is approximately 16 acres
- This property is currently zoned PD-83 with an Industrial base zoning district
- The request is to rezone the property to MF-2, Multi-Family Urban Edge District
- At this time, there are no plans to develop the subject property

Policy Considerations

- The subject property is located under the shadow of a future bridge, west of the railroad tracks, and south of an intense storage business
- The land owner desires to have multi-family zoning instead of industrial zoning

Recommendation

- Notices were published in compliance with State and local law.
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in December.
- Staff has no objection to the requested rezoning



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: November 19, 2019
 Re: Redi-Mix - Planned Development

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to rezone approximately 7 acres of land from Agricultural District (AG), to Planned Development (PD) with Industrial District (I) base zoning; generally located on the northwest corner of County Road 53 and the BNSF Railroad, within the City Limits. (Redi-Mix- Planned Development)

Applicant:

Masterplan
 900 Jackson Street, Suite 640
 Dallas, TX 75202

Background Information:

The subject property is currently zoned Agricultural District (AG). The applicant requests to rezone the property to a Planned Development (PD) with Industrial District (I) base zoning for a concrete batch plant. The batch plant is bordered on the north and east with other batch plants and would also be in accordance with the Future Comprehensive Plan (FLUP), which reserves the area for industrial related uses.

Board Review/Citizen Input:

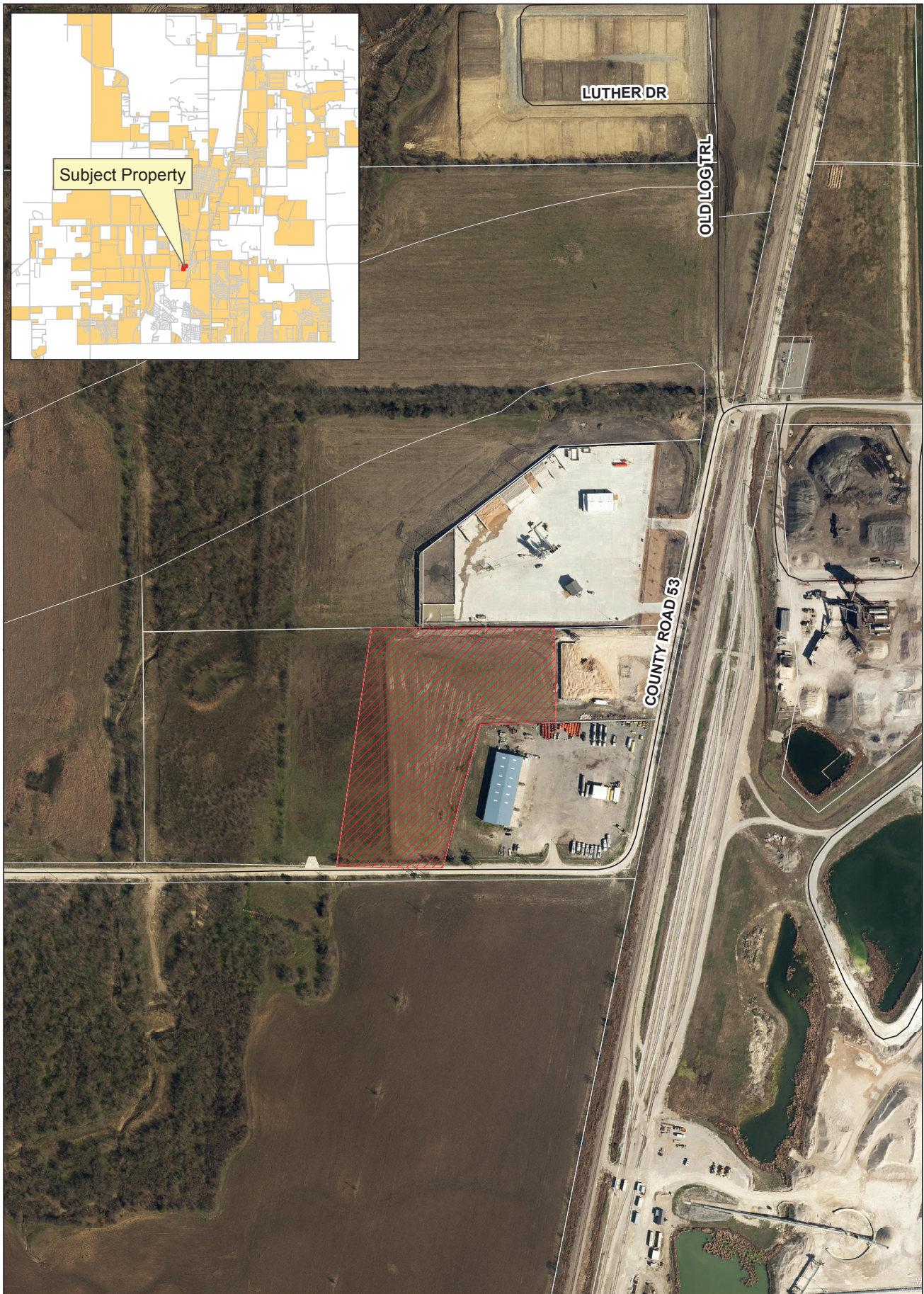
Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. Staff received inquiries for more information regarding this proposal.

Supporting Document:

- Location Map
- Concept Plan
- Draft Development Regulations
- Staff Presentation

Staff Recommendation:

Staff recommends approval.

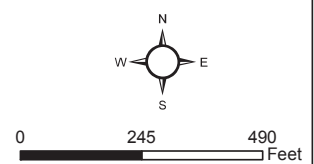


Batch Plant Location Map

Date: 11/4/2019

Legend

-  Roads
-  Batch Plant
-  Parcels





5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
Phone: 817-488-4960

DEVELOPER/OWNER

NUMBER: COW19001
DESIGNED BY: JBN
DRAWN BY: JBN
CHECKED BY: SOK
DATE: 11/07/2019

PRELIMINARY
OR REVIEW ONLY
THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND
NOT INTENDED FOR THE
PURPOSES OF CONSTRUCTION,
ISSUING OR PERMIT. THEY
WERE PREPARED BY, OR
UNDER THE SUPERVISION OF:
SHEA O. KIRKMAN
P.E. # 91865
DATE: 11/07/2019

Kirkman Engineering, LLC
Texas Firm No: 15874

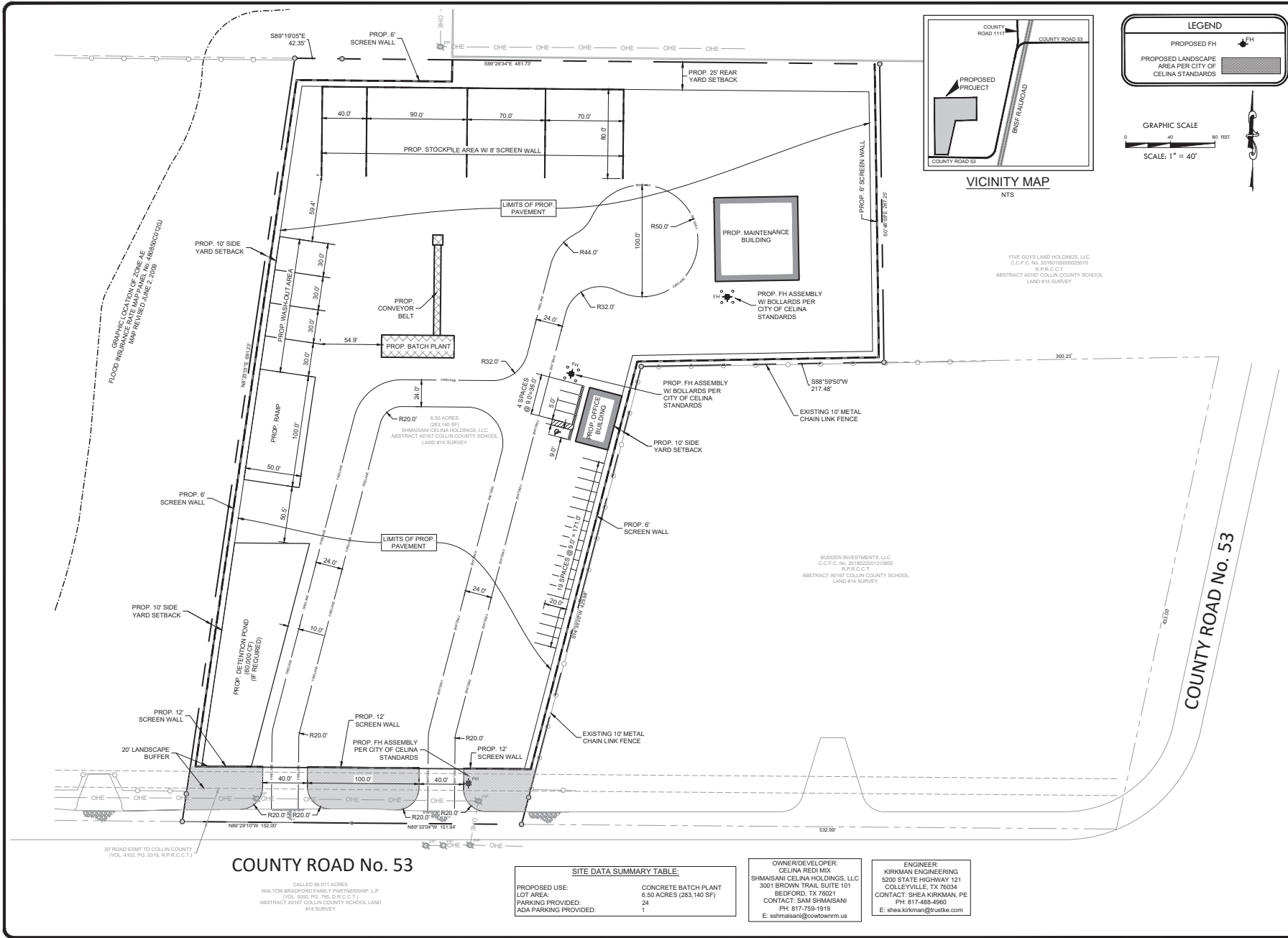
CELINA
REDI MIX
CITY OF CELINA,
COLLIN COUNTY,
TEXAS

CONCEPT
PLAN

SHEET:
CP1.0

Copyright 2019, Kirkman Engineering

Attachment: Concept Plan (Redi-Mix - Planned Development)



COUNTY ROAD No. 53

SITE DATA SUMMARY TABLE:

PROPOSED USE:	CONCRETE BATCH PLANT
LOT AREA:	6.50 ACRES (283,140 SF)
PARKING PROVIDED:	24
ADA PARKING PROVIDED:	1

OWNER/DEVELOPER:
CELINA REDI MIX
SHMAISANI CELINA HOLDINGS, LLC
3001 BROWN TRAIL, SUITE 101
BEDFORD, TX 76021
CONTACT: SAM SHMAISANI
PH: 817-759-1919
E: sshmaisani@cowtownrx.us

ENGINEER:
KIRKMAN ENGINEERING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
CONTACT: SHEA KIRKMAN, PE
PH: 817-488-4960
E: shea.kirkman@trustke.com

CALLED 65.011 ACRES
WALTON BRADFORD FAMILY PARTNERSHIP, L.P.
(VOL. 5009, PG. 76, R.P.C.C.T.)
ABSTRACT 40167 COLLIN COUNTY SCHOOL LAND #14 SURVEY

3/2 ROAD 53MT TO COLLIN COUNTY
(VOL. 4102, PG. 0315, R.P.C.C.T.)

Development Regulations

District Zoning

The base zoning for the subject property shall be Industrial (I) district, and the following development standards shall apply to a proposed concrete batching plant operation. The Code of Ordinances shall apply for any matter not referenced within this Planned Development district.

Concept Plan

The subject property shall generally develop per the attached Concept Plan. Minor modifications may be administered by Staff in order to achieve the vision for the proposed concrete batching plant operation. However, the Concept Plan does not waive any other design standards, such as on-site detention. In the event on-site detention is not required, or if the on-site requirement consumes a smaller area, the balance of property may be used for batching operations permitted under this article.

Development Standards

1. The side yard setback is 10 feet.
2. There is no minimum open space requirement.
3. The maximum impervious coverage is 95%.
4. The open storage regulation does not apply.

Landscaping

A 20' wide landscape buffer applies to the ultimate ROW line of CR 53, which shall also provide seven (7) evergreen, large canopy trees and seven (7) small ornamental trees with bubblers on each.

Screening

A 12' tall solid, masonry wall shall be installed along CR 53. Any gates shall be solid or decorative metal with a black "storm cloud" or comparable color (i.e. galvanized finishes not allowed). Other perimeter fencing is not required. Any additional fencing provided by the applicant shall be either split-face CMU walls, other block walls, or industrial grade steel fencing (e.g. Design Master type). Chain link, wood, and R-panels are not allowed. Back-to-back screening barriers with neighboring properties are also not allowed.

Architecture

The subject property is an architecturally, historically, and culturally significant tract of land and shall abide by the City's architectural standards, as may be amended.

Storage

Materials stored outside must be located in bins that are screened on three sides by 8' tall solid structure made of 2' x 2' x 6' concrete blocks.

Performance

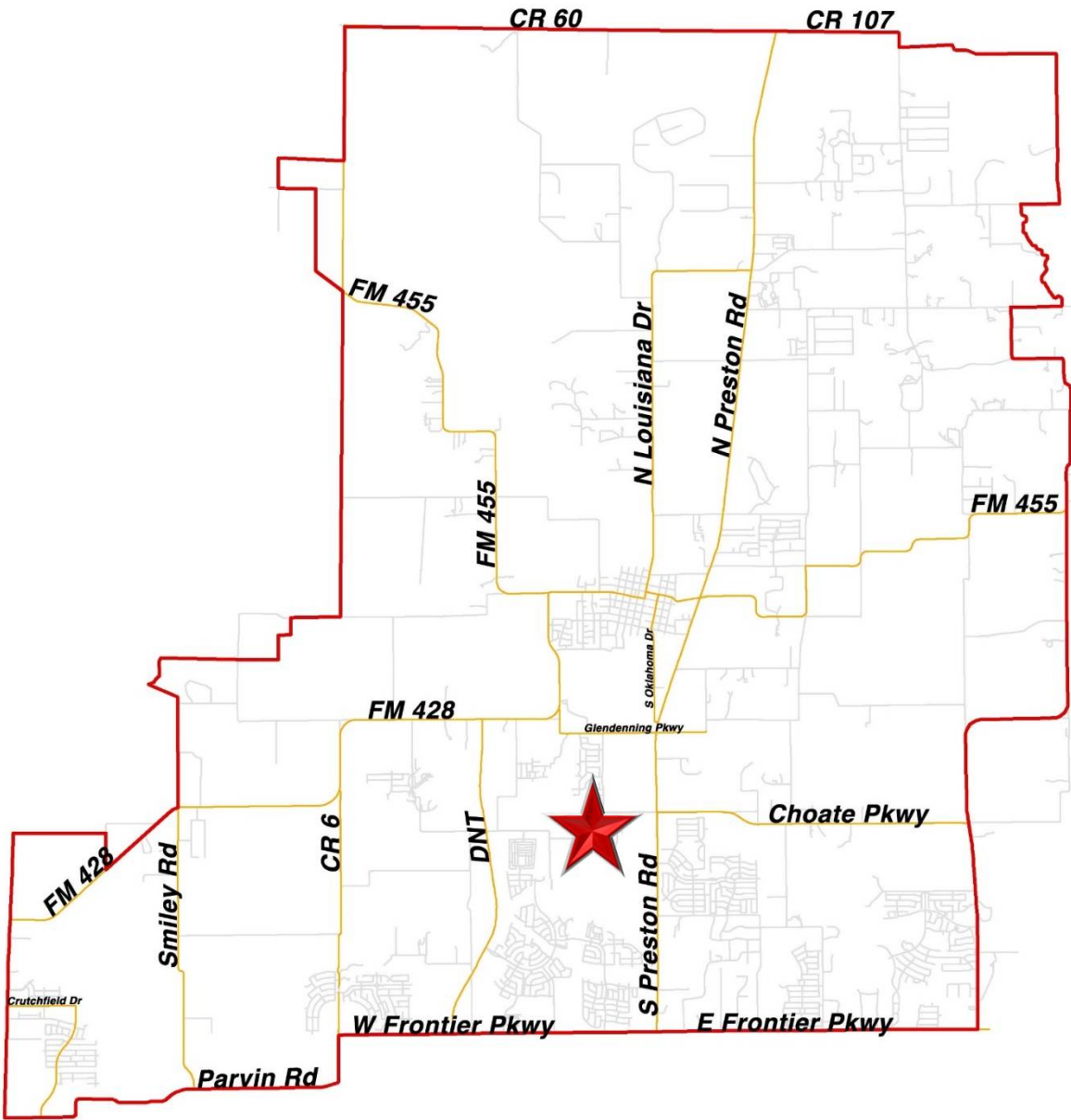
1. The hours of operation are 2 AM – 9 PM.
2. All on-site lighting shall be properly shielded.
3. No overhead utilities are allowed.
4. The onsite storage of materials shall not exceed 45 feet in height.
5. All permanent roads inside the plant must be paved, watered, and swept to eliminate visible dust emissions.

6. Spillage of materials must be cleaned up and contained or dampened within 30 minutes so that emissions from wind erosion and vehicle traffic are minimized.
7. Emissions from a dust collector must be vented to a fabric filter baghouse. The baghouse must be installed in accordance with the manufacturer's specifications and operated properly. No visible fugitive emissions may leave the site.
8. If any of the above conflict the Code of Ordinances, State regulations, or any other regulations, the stricter of the regulations shall apply.
9. A valid certificate of occupancy is conditional upon continued compliance with the Texas Commission on Environmental Quality, Federal Emergency Management Administration, and all other governmental agencies.

Redi-Mix

Planned Development

Planning & Zoning Commission
November 19, 2019



Attachment: Staff Presentation (Redi-Mix - Planned Development)



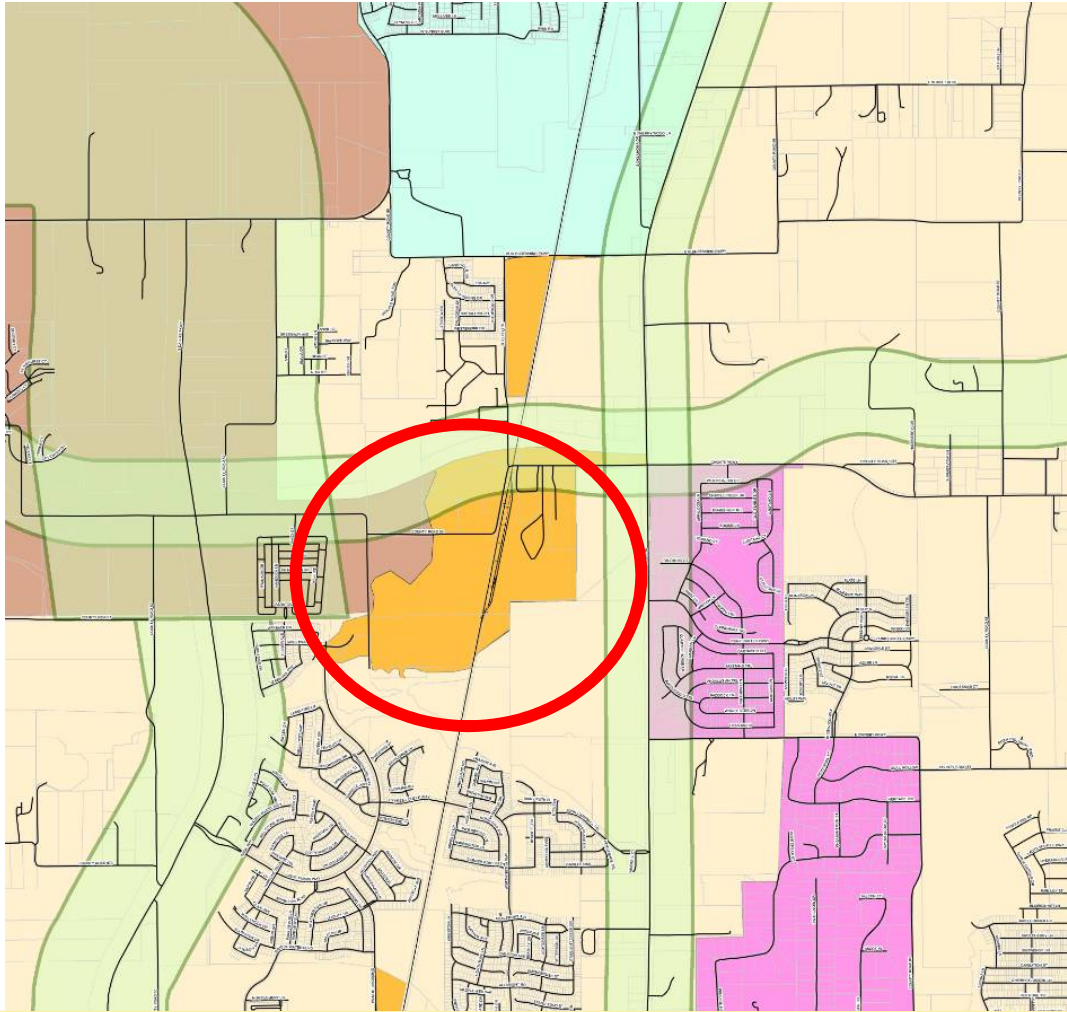
Location Map

The subject property is located on the northwest corner of County Road 53 and the BNSF Railroad

Background

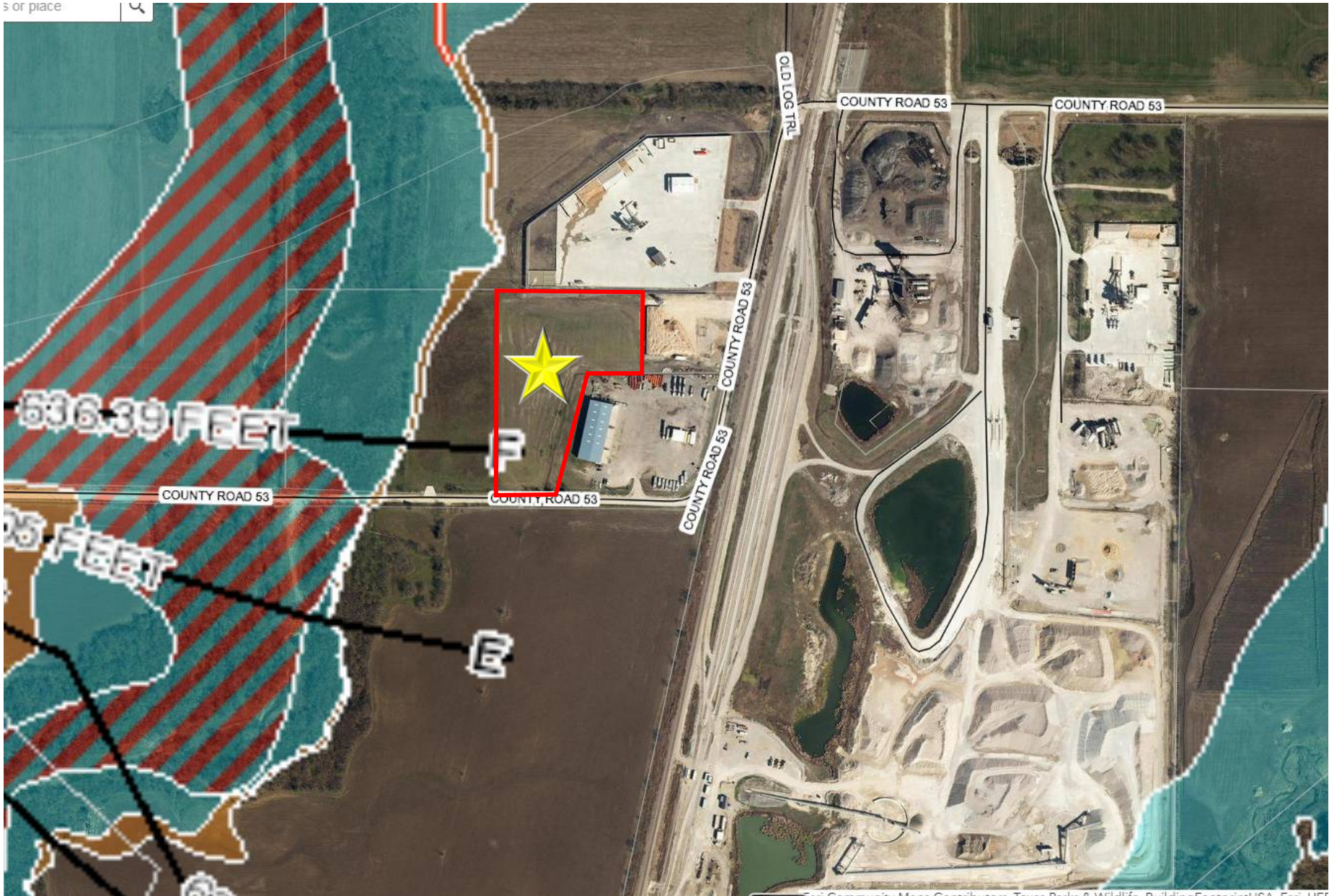
- The property is approximately 7 acres and is currently zoned Agriculture district (AG)
- The applicant desires to develop a Concrete Batch Plant
- The project is bordered on the north and east with other batch plants

Future Land Use Plan (FLUP)



The FLUP reserves the subject property and surrounding area for industrial related projects, such as a concrete batch plant.

s or place



Attachment: Staff Presentation (Redi-Mix - Planned Development)

Project Overview

- The project will be screened on CR 53 with a 20' landscape buffer with trees and a 12' solid masonry wall, similar to the large wall associated with Burnco
- Limiting the hours of operation to 2 am – 9 pm (the surrounding batch plants are open 24 hours)
- The development would abide by all City ordinances, state regulations, and any other regulations

Policy Considerations

- The property is located west of the BNSF railroad, east of a floodplain, and is suited for industrial land uses
- The project is adjacent to several other existing batch plants
- The batch plant (Cow Town) operates in other DFW cities
- The development would contribute to the City's sales tax (projected \$100+ thousand annually)

Recommendation

- Notices were published in compliance with State and local law
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in December
- Staff recommends approval as presented



Planning & Zoning Commission
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Raha Pouladi, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: November 19, 2019
Re: Gateway Downtown Celina - Planned Development

Action Requested:

Conduct a public hearing to consider testimony and act upon a request to rezone approximately 12 acres of land from Agricultural District (AG), to Planned Development (PD) with Multi-Family Urban Edge District (MF-2) base zoning; generally located west of Oklahoma Drive and 2,000 feet north of Glendenning Parkway, within the City Limits. (Gateway Downtown Celina - Planned Development)

Owner:

Facultas Group LLC
2504 Loftsmoor Ln
Plano, TX 75025

Background Information:

The applicant is requesting to rezone the subject property from Agricultural District (AG) to Planned Development (PD) with Multi-Family Urban Edge District (MF-2) base zoning. The developer is proposing an urban edge multi-family use with interior parking. This project is in direct alignment with the vision of the Downtown Master Plan to provide housing within a five-minute drive of the downtown urban core. This project also functions as southern gateway into the downtown.

Board Review/Citizen Input:

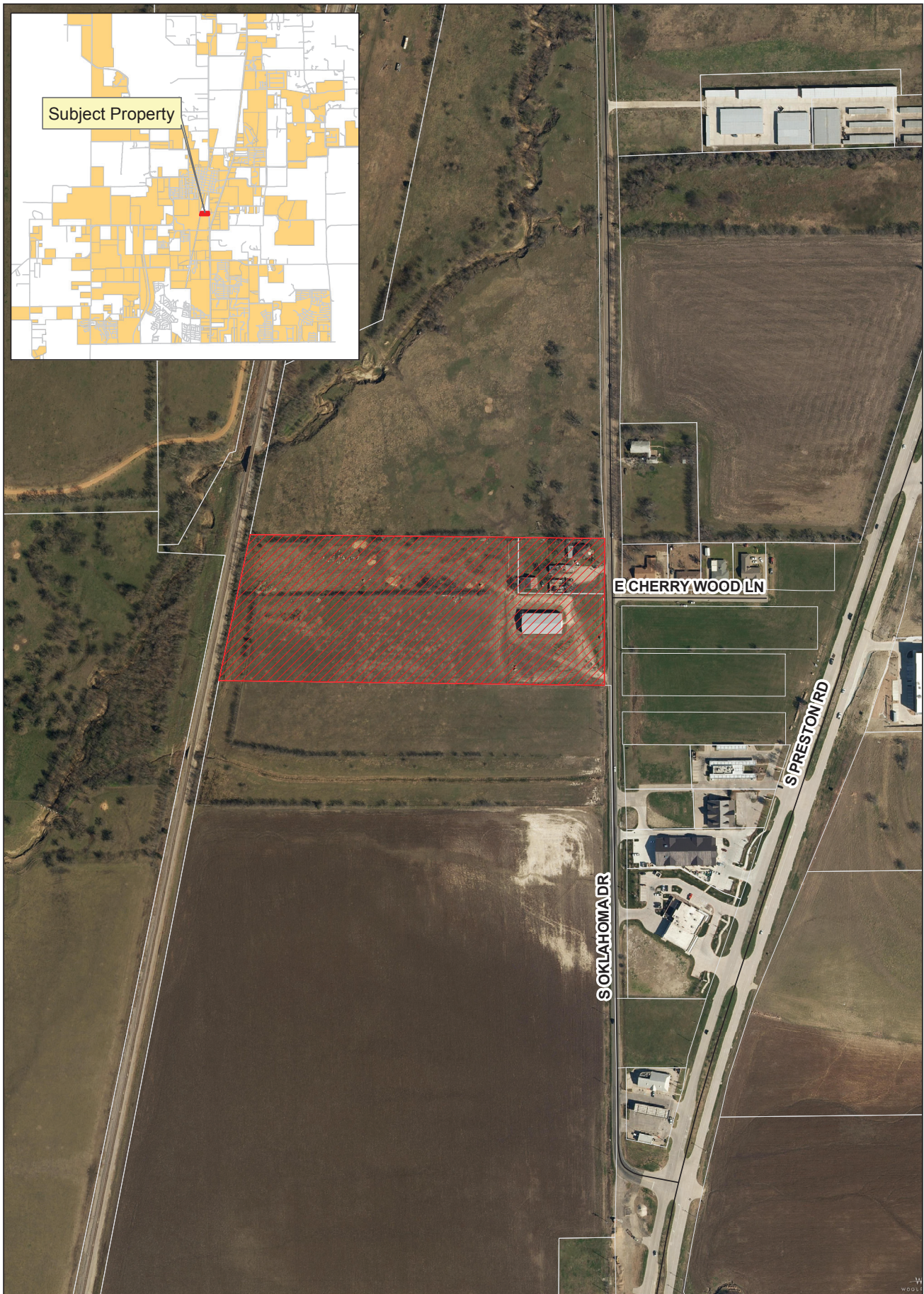
Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Documents:

- Location Map
- Concept Plan
- Draft Development Regulations
- Staff Presentation

Staff Recommendation:

Staff recommends approval.

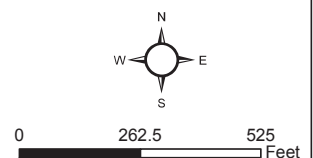


Gateway South Location Map

Date: 11/4/2019

Legend

- Roads
-  Gateway
-  Parcels



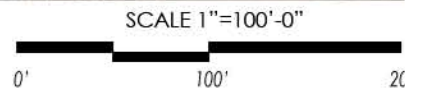


LOFT ON OKLAHOMA DRIVE APARTMENTS SCHEMATIC SITE PLAN #3

CELINA, TEXAS

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BGO ARCHITECTS



DEVELOPMENT REGULATIONS

PROJECT OVERVIEW

This Planned Development contemplates a multifamily development south of downtown and west of Oklahoma Drive intended to provide housing options close to downtown and to function as a southern gateway into downtown. The base zoning shall be Multi-Family District, Urban Edge (MF-2).

CONCEPT PLAN

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of buildings, parking lots, and other site layout features, all of which can be adjusted for pragmatic purposes at time of permitting, and such modifications shall not be unreasonably withheld, but are subject to review and approval by the Director of Development Services.

ARCHITECTURE

The subject property is an architecturally, historically, and culturally significant tract of land that serves as a gateway into the Celina Historic Downtown and shall abide by the City's architectural standards, as may be amended. The attached building elevation displays the desired architectural theme for the project.

DESIGN STANDARDS

1. The density for this project shall be a maximum 250 units.
2. The maximum height allowed on the subject property shall be 3 stories.
3. No perimeter fencing/walls nor gates is proposed for the site.
4. A 30' landscape buffer shall be provided along Oklahoma Drive, and the other 3 perimeters shall provide a minimum 10' wide landscape buffer.
5. Perimeter and ROW trees shall be provided per the Zoning Ordinance, except that along the railroad tracks an Eastern Red Cedar shall be provided every 20'.
6. Parking shall be provided per the base Zoning Ordinance.
7. The overall number of three-bedroom units shall be limited to a maximum of 10% of the overall number of dwelling units.
8. Four bedroom apartments or more are prohibited.

CONNECTIVITY

1. 10' wide sidewalks are required along S Oklahoma drive, with appropriate lighting to illuminate the sidewalks and drive entrances for safety purposes.
2. Interior pedestrian connections shall be provided and all paved walkway shall connect the front door of each ground floor unit to a parking area.

3. A minimum 12 foot wide concrete trail is required along the western area of the property, along the railroad tracks, which is a segment of the Railroad Spine Trail referenced in the Trails Master Plan. This path shall also be sufficiently illuminated.
4. Cross access to the north and south must be provided.

AMENITIES

1. Amenities shall include a pool/spa, indoor fitness, dog Park, playground, sports court (tennis, basketball, volleyball, or comparable), and installations that promote gathering areas (benches, tables, fire pits, pergola, yard games, corn hole, horseshoes, etc.).

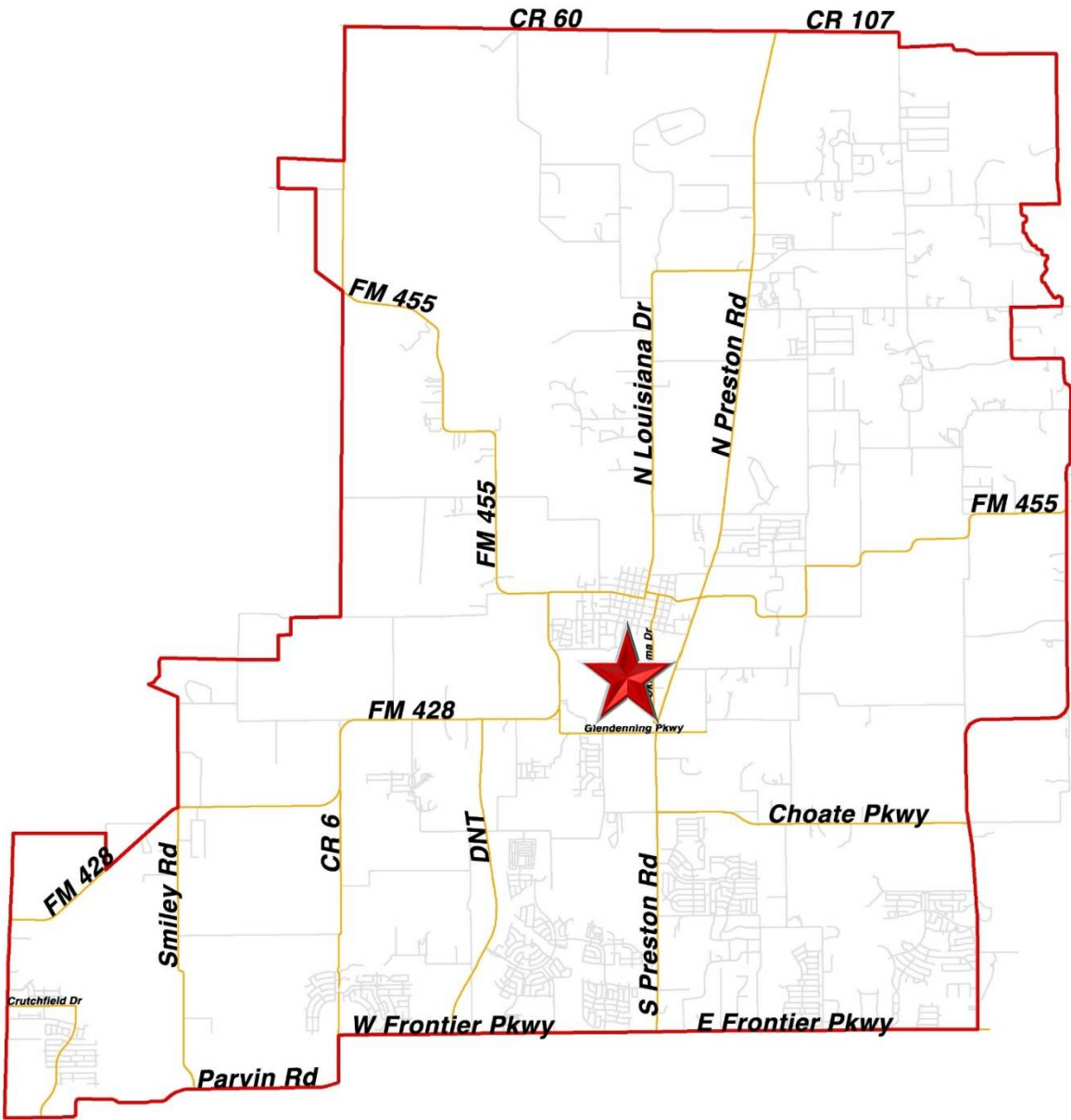
Gateway South

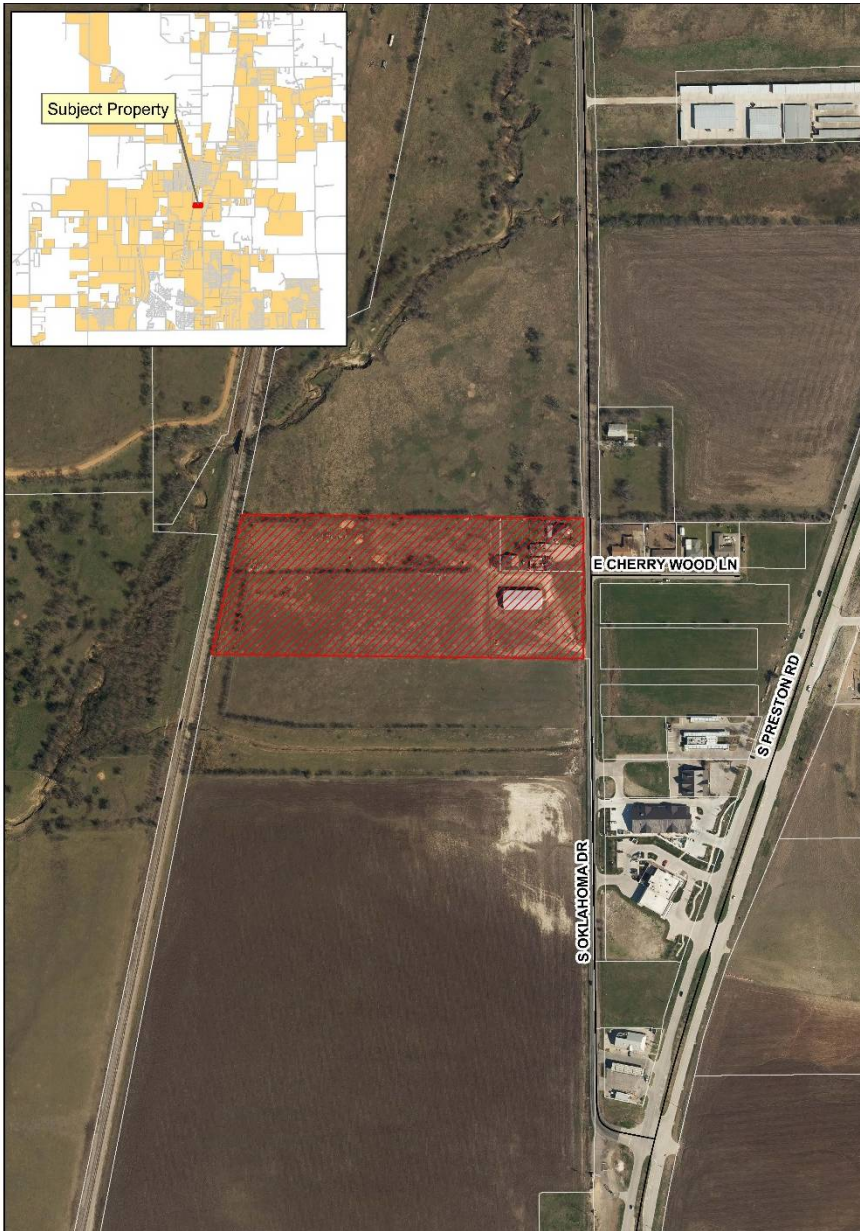
Planned Development

Planning & Zoning Commission

November 19, 2019







Location Map

The subject property is located west of Oklahoma Drive, east of BNSF, and approximately 2,000 feet north of Glendenning Parkway

Background

- The property is approximately 12 acres and is currently zoned Agriculture (AG) district
- The project is in alignment with the urban character envisioned in the Downtown Master Plan and functions as a southern gateway into downtown
- The applicant desires to develop an urban edge multi-family product

Concept Plan



Attachment: Staff Presentation (Gateway Downtown Celina - Planned Development)



Conceptual Elevation



Attachment: Staff Presentation (Gateway Downtown Celina - Planned Development)

Project Overview

- Maximum 250 units & 3-stories
- Building pushed closer to the street with interior parking to create a more urban edge when entering downtown
- Per the Master Trails Plan, a 12' wide concrete trail along the tracks
- Plans include a leasing office, pool, and other amenities

Design Standards

- 30' landscape buffer along Oklahoma Drive
- Parking located on the interior of the site
- 12' concrete trail along the tracks
- 3-BR units limited to a maximum of 10%
- 4-BR units prohibited
- Amenity package required within PD

Policy Considerations

- The project conforms to the vision outlined in the Downtown Master Plan
- Additional units will help support downtown retail and restaurants
- Functions as an attractive southern gateway into downtown
- It is designed to be expanded in the future as the Silos area continues to evolve
- The area between Oklahoma and the tracks is envisioned as mixed use south of Ash Street

Recommendation

- Notices were published in compliance with State and local law
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in December
- Staff recommends approval as presented



Planning & Zoning Commission
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: November 19, 2019
 Re: Northside at Rollertown - Development Agreement

Action Requested:

Conduct a public hearing to consider testimony and act upon a request for a Development Agreement, including the adoption of Development Regulations, for a mixed-use development on approximately 131 acres of land; generally located east of the BNSF Railroad and north of Malone Street, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Northside at Rollertown - Development Agreement)

Applicant:

Kimley-Horn & Associates, Inc.
 6160 Warren Parkway, Suite 210
 Frisco, TX 75034

Background Information:

The property is generally located east of the BNSF Railroad and north of Malone Street, generally north of downtown. The proposed Development Agreement establishes the responsibilities and obligations of both the developer and City for the proposed mixed-use development. The Planning & Zoning Commission only reviews and makes recommendation on the land use portion of the Development Agreement.

The property is approximately 131 acres, and is located both within the City Limits and the Extraterritorial Jurisdiction (ETJ). The applicant is proposing to annex the associated tracts within the ETJ. The proposed mixed-use development consists of a variety of single-family lots (with minimum widths of 30', 40', and 45') and townhome lots (with minimum widths of 22'), totaling 500-600 units. Retail/commercial and multi-family uses are also proposed on the southern portion of the development. This development provides a variety of housing choices with the integration of retail/commercial, and directly correlates with the goals and strategies of the Downtown Master Plan to attract residential units within a 5-minute drive of the downtown core.

Board Review/Citizen Input:

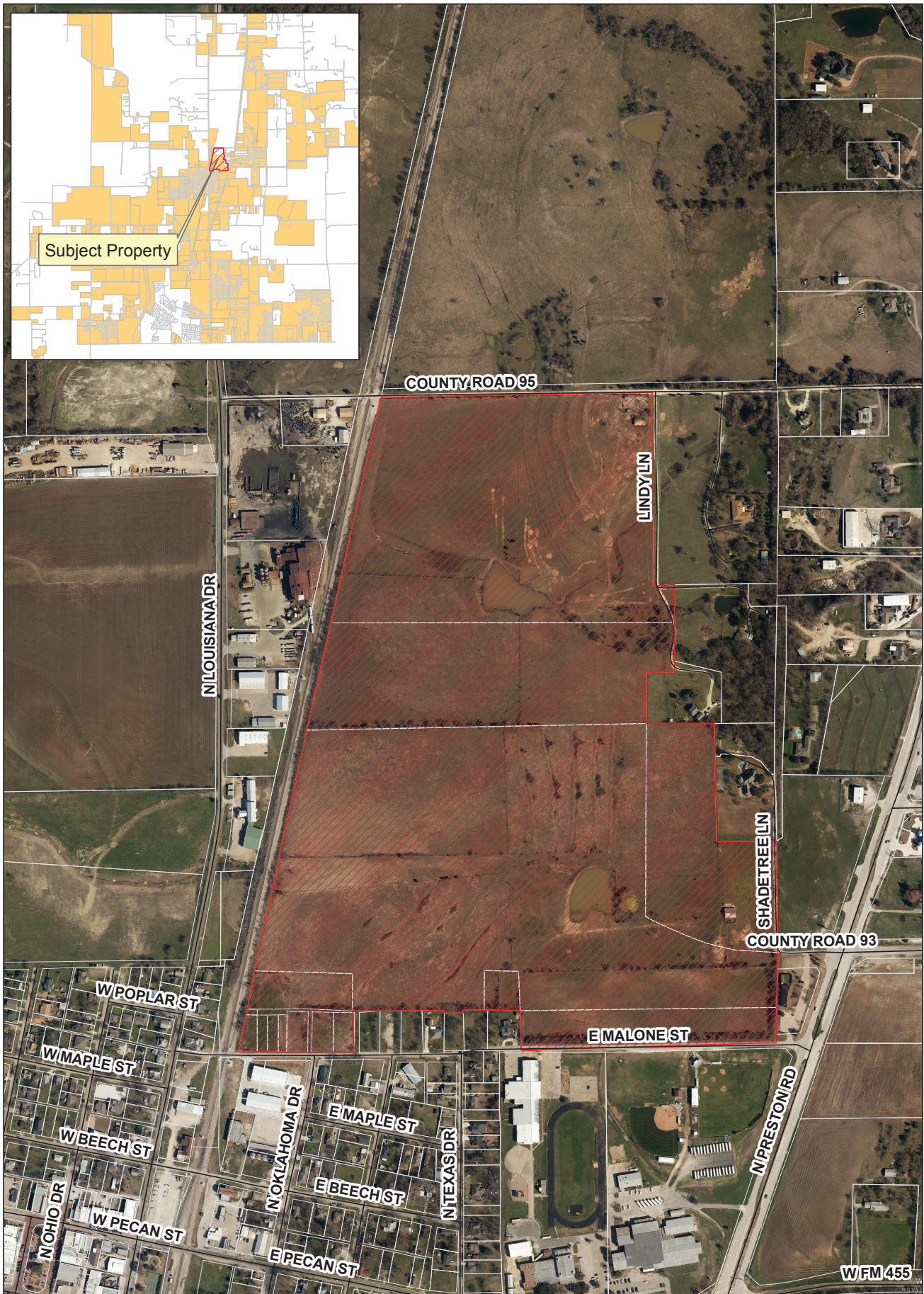
Notices of the public hearing have been sent to all owners of property residing within the city limits, as indicated by the most recently approved Collin County tax rolls, who are located within 200 feet of the subject property. As of the time of packet preparation, staff had received no comments either for or against the proposal.

Supporting Documents:

- Location Map
- Zoning Plan
- Concept Plan
- Draft Development Regulations
- Staff Presentation

Staff Recommendation:

Staff recommends approval.

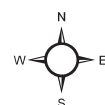


Northside at Rollertown Location Map

Date: 11/5/2019

Legend

-  Roads
-  Northside
-  Parcels



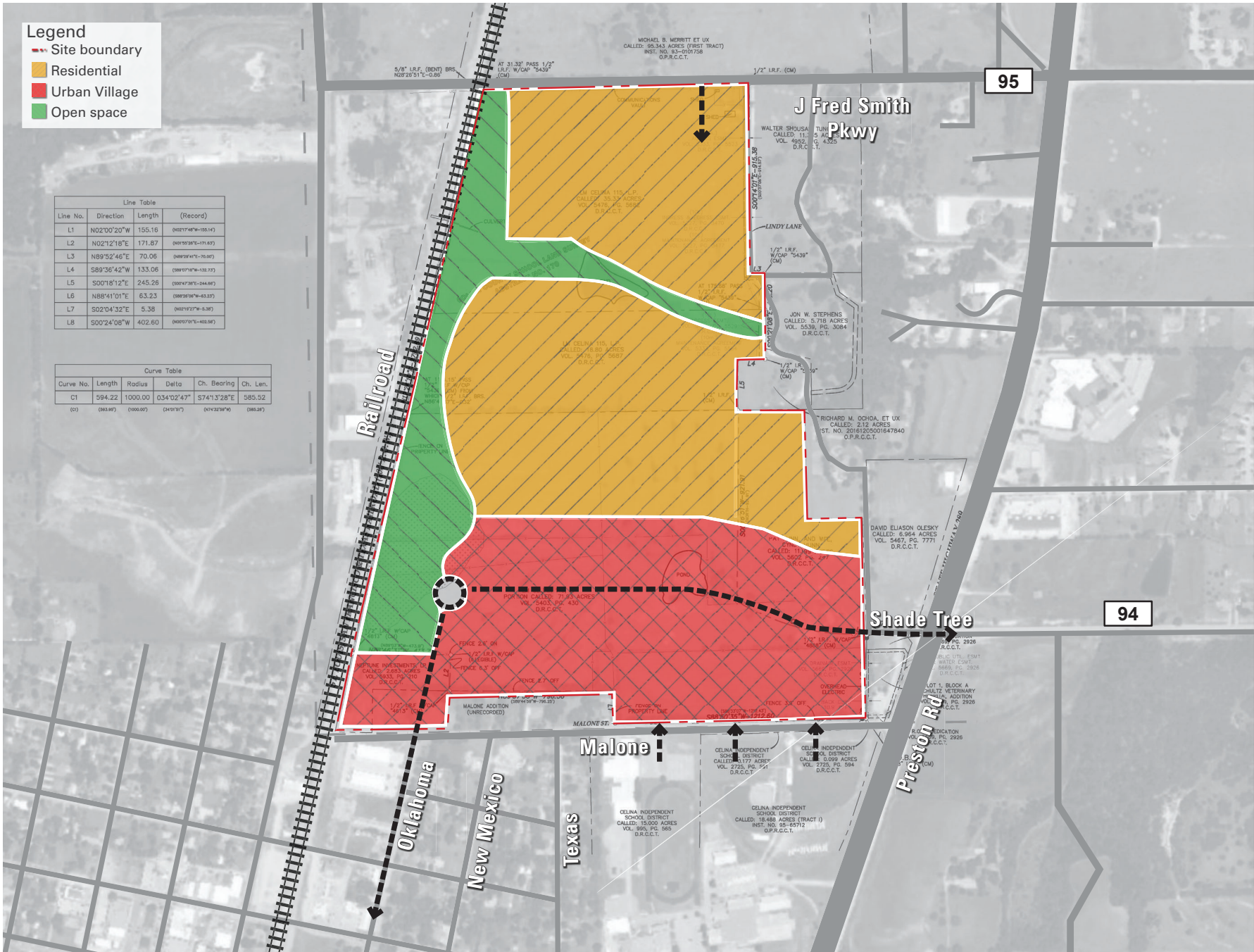
0 410 820
Feet

Legend

- Site boundary
- Residential
- Urban Village
- Open space

Line Table			
Line No.	Direction	Length	(Record)
L1	N02°00'20"W	155.16	(2017)489-155.16
L2	N02°12'18"E	171.87	(2017)347-171.87
L3	N89°52'46"E	70.06	(2017)347-70.06
L4	S89°36'42"W	133.06	(2017)347-133.06
L5	S00°18'12"E	245.26	(2017)347-245.26
L6	N88°41'01"E	63.23	(2017)347-63.23
L7	S02°04'32"E	5.38	(2017)347-5.38
L8	S00°24'08"W	402.60	(2017)347-402.60

Curve Table					
Curve No.	Length	Radius	Delta	Ch. Bearing	Ch. Len.
C1	594.22	1000.00	034°02'47"	S74°13'28"E	585.52
(10)	(10)	(10)	(10)	(10)	(10)



Development Information

Owner / Applicant: Griffin, Brant
9550 John W
Frisco, TX 75034
Contact: Rya
Phone: 214-9

Planner / Land: TBG Partners
2001 Bryan S
Dallas, TX 75201
Contact: Mar
Phone: 214-7

Engineer / Surveyor: Kimley Horn
6160 Warren
Frisco, Texas
Contact: Kels
Phone: 972-3

Architect: [Name]
[Address]
[City, State, Zip]
[Phone]

Location Map: [Map showing the location of the site in Rollertown, Texas]

General Notes:

Project Information:

ROLLERTOWN

~ 1,000 acres

City of Rollertown, TX

Zoning Plan

Attachment: Zoning Plan (Northside at Rollertown - Development Agreement)

EXHIBIT X FO

TE

Scale: 1"=200'

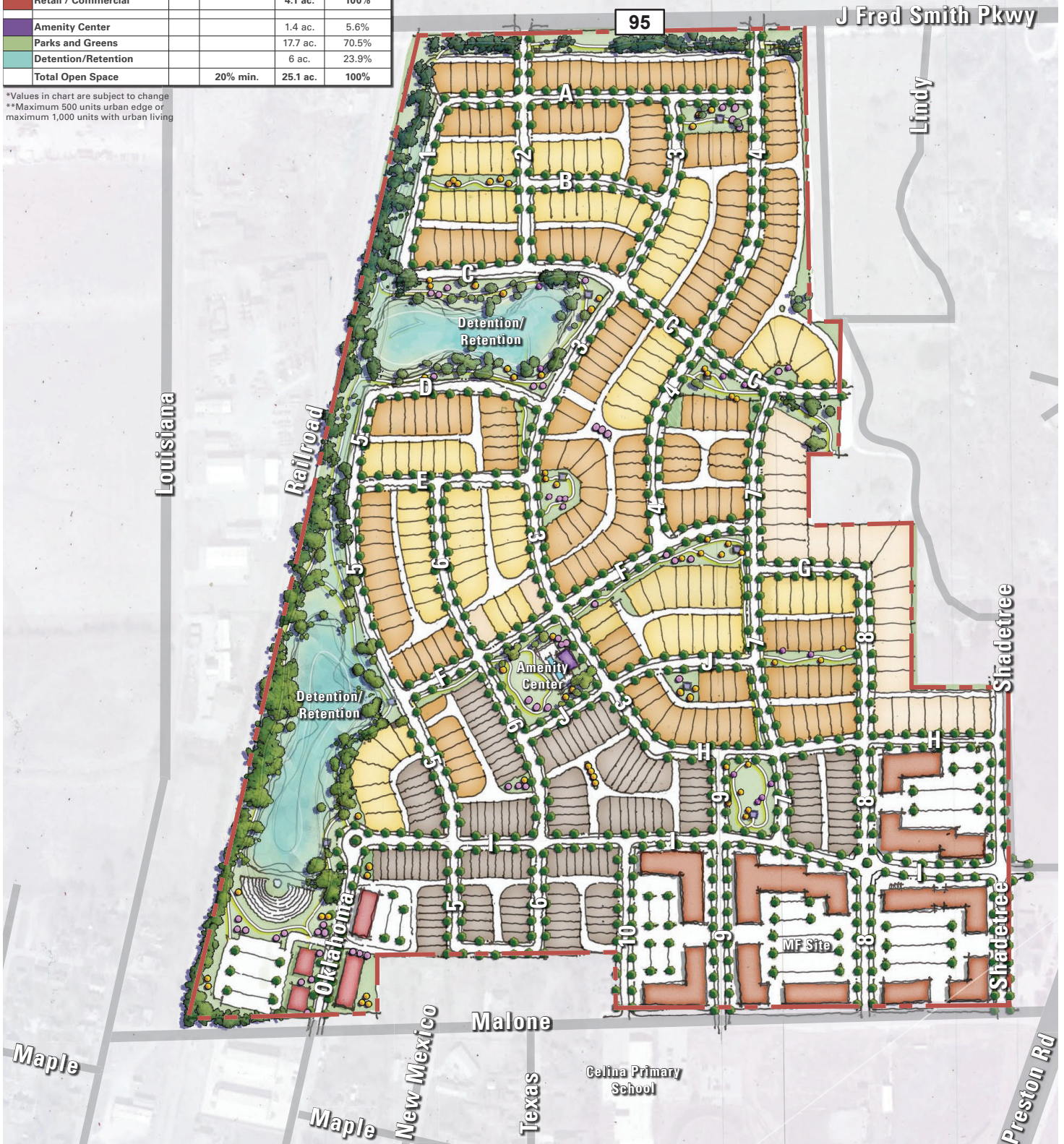
Date: 11/17/2019

Information available and is subject to change without notice.

Legend*

Use	Units	Allowed Unit Percentage	Acreage	Acreage Percentage
Village (45' min. width)	29	0-10%		
Cottage (40' -49' width)	113	10-45%		
Casita (30' -39' width)	227	20-50%		
Townhome (22' -35' width)	149	0-30%		
Total Single Family	518	100%		
MF Site**	610		14.1 ac.	100%
Retail / Commercial			4.1 ac.	100%
Amenity Center			1.4 ac.	5.6%
Parks and Greens			17.7 ac.	70.5%
Detention/Retention			6 ac.	23.9%
Total Open Space		20% min.	25.1 ac.	100%

*Values in chart are subject to change
 **Maximum 500 units urban edge or maximum 1,000 units with urban living



TBG

northside at rollertown
concept plan



10/09/19

The draft illustration shown is based on the best information available. Product type in nature is subject to change without notice.

Development Regulations Northside at Rollertown

BASE ZONING

The base zoning of the property shall be MU, Mixed-Use District; however, the following shall be allowed deviations.

CONCEPT PLAN

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of buildings, parking lots, and other site layout features, all of which can be adjusted for pragmatic purposes at time of permitting, and such modifications shall not be unreasonably withheld, but are subject to review and approval by the Director of Development Services. Minor modifications up to 15% of any numerical figure can be reviewed by the Director.

STREET SECTIONS

Street sections shall be provided as generally shown in the Street Sections exhibit. Minor modifications are subject to review and approval by the Director of Engineering. Bump outs (parking islands) shall be provided in parking areas on Type A Collectors. In addition to the Street Sections shown on the exhibit, the City's Residential Street Section at the time of development shall also be permitted.

ARCHITECTURE

The subject property is an architecturally, historically, and culturally significant tract of land and reflects the vision of the Downtown Master Plan as the logical extension northward of the historic urban core, and shall abide by the City's architectural standards, as may be amended.

LANDSCAPING AND SCREENING

1. County Road 95:
 - a. 6' masonry wall.
 - b. 40' landscape buffer with landscaping to abide by the Zoning Ordinance, as may be amended.
 - c. 10' wide sidewalk on the south side of CR 95.
2. BNSF Railroad:
 - a. 50' landscape buffer, including detention/retention, with landscaping to abide by the Zoning Ordinance, as may be amended.
3. Malone Street
 - a. No screening required, as long as the urban form actively engages the street.
 - b. 10' wide sidewalk on the north side of Malone Street.

OPEN SPACE

The minimum open space acreage shall be 20% of the overall property. The definition of open space shall meet the requirements of the ZO, as may be amended.

Note for open spaces: No concrete in detention nor any concrete pilot channels

Detention and Retention ponds shall have a six-to-one (6:1) slope to the normal water surface elevation. Beneath the normal water surface elevation, the slope can increase based on recommendations provided by a geotechnical engineer.

PARKLAND

Park fees (both park fees) shall apply to this development, in accordance with State and local law. The City acknowledges that payment of fees are preferred over land dedication for this project.

TRAILS

1. Railroad Spine Trail is 12' wide concrete per Master Trails Plan.
2. Detention/retention ponds shall have looped concrete trails of 6' wide.
3. Internal trails within interior open spaces shall have pedestrian paths.
4. Bike lane connection shall be made to south trail system.
5. For five (5) feet on each side of the twelve (12) foot wide public hike-and-bike trail, a maximum 6:1 slope shall be required.

GENERAL CONDITIONS

Amenities shall be provided as follows:

- a. Single Family – The building permit for the associated Amenity Center is required to be issued before the issuance of the 300th single family home building permit. The amenity center shall include a pool, playground, bathrooms, and shaded or enclosed gathering spaces.
- b. Multi-Family – Amenities shall include two of the following for every 500 units: a pool, fitness center, a sports court, dog park, second pool, or other City Staff-approved amenity. A pool must be one of the two options.

RESIDENTIAL DISTRICT

1. Area: The Residential District is generally the northern portion of the development, as depicted in the Concept Diagram.
2. Permitted Uses: All residential product types (Village, Cottage, Casita, Townhome) and any associated incidental and secondary land uses normally included in single-family zoning districts.
3. General Standards:
 - a. A porch may encroach into the Front Street "build-to-zone" by 5'.
 - b. Gated communities are not permitted.
 - c. No one product type shall exceed 60% of the unit count within the Residential District.
 - d. All lots less than 60' in width shall be served by alleys. Lots 50' in width adjacent to the east property line may be front-loaded and will not require an alley.
 - e. All driveways serving a rear garage shall either be setback 20'+ or less than 3'.
 - f. Parking for SF shall have a minimum of 2 off-street parking spaces, with at least 1 in the garage. Off-street visitor parking for TH shall be provided at a ratio of 1 visitor space for every 4 units.

- g. Accessory units are permitted up to 600 sq. ft. The accessory units may have a kitchen and bathroom, but not a separate water meter or electric panel. An accessory unit must have 1 additional dedicated parking space in addition to the primary unit's required parking.
 - h. Garage doors shall meet the architectural standards of the ZO, as may be amended.
 - i. Mews lots are permitted per the regulations in the City's base ZO.
4. Product Types
- a. Village

Min. Lot Area	4,950 sq. ft.
Min. Lot Width	45'
Min. Lot Depth	110'
Max. Height	2.5 stories
Front Street "build-to-zone"	Min. 15', max. 20' from property line
Side "build-to-zone" on Corner Lot	15'
Min. Side Yard	5'
Min. Rear Yard	5'
Min. Dwelling Unit Area (air-conditioned)	2,000 sq. ft.
Percentage of Total Lots	0-10%

b. Cottage

Min. Lot Area	4,000 sq. ft.
Min. Lot Width	40'
Max. Lot Width	49'
Min. Lot Depth	100'
Max. Height	2.5 stories
Front Street "build-to-zone"	Min. 10', max. 15' from property line
Side "build-to-zone" on Corner Lot	15'
Min. Side Yard	5'
Min. Rear Yard	5'
Min. Dwelling Unit Area (air-conditioned)	1,400 sq. ft.
Percentage of Total Lots	10-45%

c. Casita

Min. Lot Area	2,700 sq. ft.
Min. Lot Width	30'
Max. Lot Width	39'
Min. Lot Depth	90'
Max. Height	2.5 stories
Front Street "build-to-zone" (Residential)	Min. 5', max. 10' from property line
Front Street "build-to-zone" (Urban)	Min. 15', max. 26' from property line
Side "build-to-zone" on Corner Lot	Min. 15'
Min. Side Yard	5'

Min. Rear Yard	5'
Min. Dwelling Unit Area (air-conditioned)	1,200 sq. ft.
Percentage of Total Lots	20-50%

d. Townhome

Min. Lot Area	1,600 sq. ft.
Min. Lot Width	22'
Max. Lot Width	35'
Min. Lot Depth	80'
Max. Height	3 stories
Front Street "build-to-zone" (Residential)	Min. 5', max. 10' from property line
Front Street "build-to-zone" (Urban)	Min. 15', max. 26' from property line
Side "build-to-zone" on Corner	Min. 15'
Min. Rear Yard	5'
Min. Dwelling Unit Area (air-conditioned)	1,000 sq. ft.
Percentage of Total Lots	0-30%

URBAN VILLAGE

1. Area: The Urban Village is generally the southern portion of the development, as depicted in the Concept Diagram, and is appropriate for a wide range of land uses associated with urban cores.
2. Permitted Uses: All residential product types (Village, Cottage, Casita, Townhome), Multi-Family, Retail, Office, Restaurant, Hotel, Entertainment venues, Amphitheater, and similar non-residential uses.
3. General Standards
 - a. All Urban Village land uses are limited to a maximum of 4 stories in height unless otherwise amended within this document.
4. Product Types
 - a. Multi-Family
 - i. A maximum of 500 units are permitted, if developed as Urban Edge. A maximum of 1,000 units and up to 6 stories is permitted, if developed as Urban Living.
 - ii. Three-bedroom unit type limited to maximum 10% of overall dwelling units.
 - iii. No perimeter walls, fencing, or gates are allowed as the project is meant to incorporate an urban design and promote pedestrian freedom.
 - iv. Parking ratio to follow base Zoning Ordinance, as may be amended.
 - v. Side yard between buildings shall be per the IBC/IFC.
 - vi. The minimum setback shall be increased to 60' for MF structures adjacent to property that is zoned or developed for single-family uses.

Front Street "build-to-zone"	Min. 15', max. 26' from property line
Side "build-to-zone"	Min. 15'
Min. Rear Yard	Min. 25'

b. Non-residential

- i. Minimum ground floor-to-ceiling height to be 12'.

Front Street “build-to-zone”	Min. 15’, max. 26’ from property line
Side Yard	0’, except where non-residential abuts residential lots, in which case the requirement shall be the same as the adjoining residential zone
Min. Rear Yard	0’, except where non-residential abuts residential lots, in which case the requirement shall be the same as the adjoining residential zone

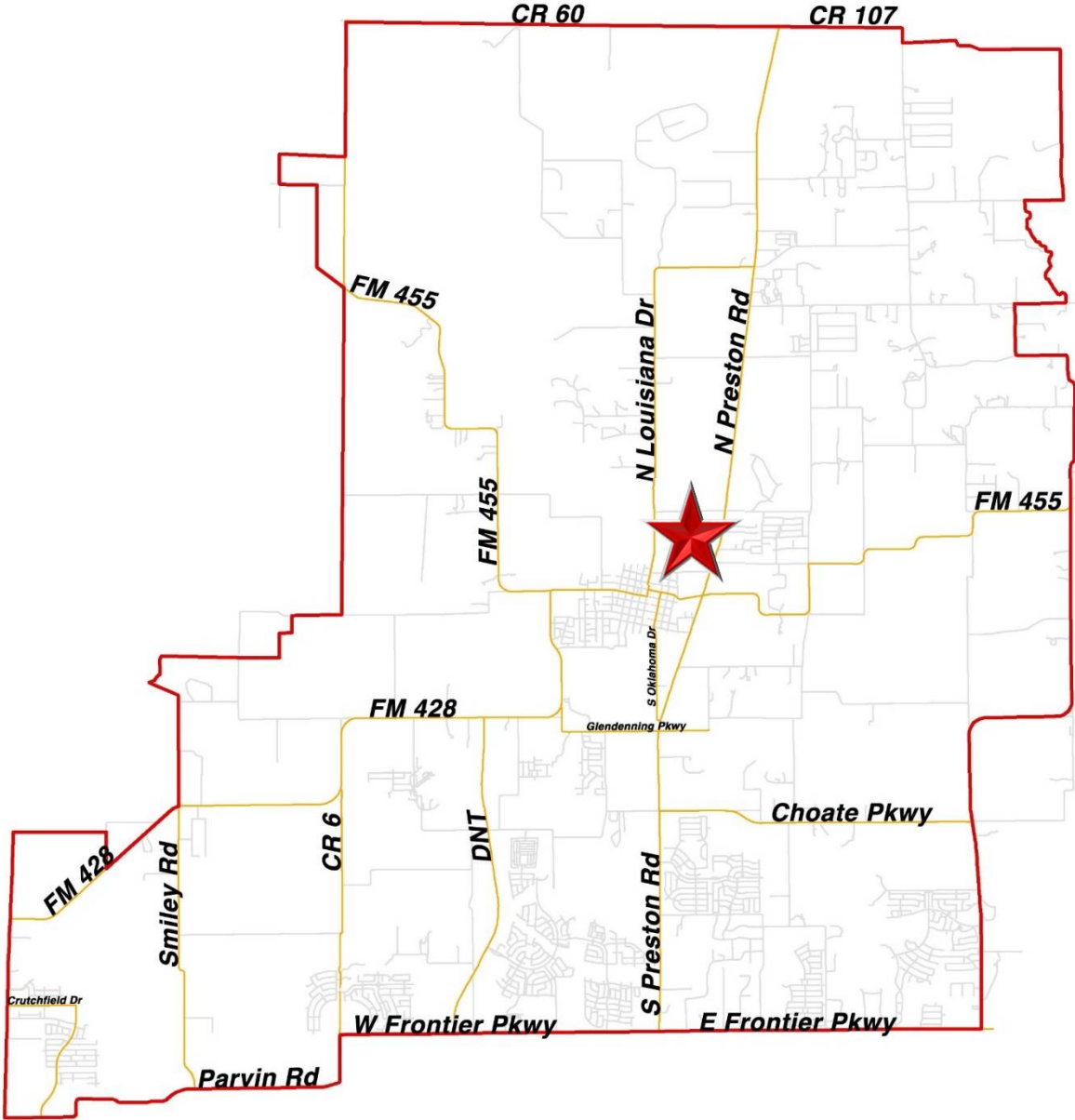
Northside at Rollertown

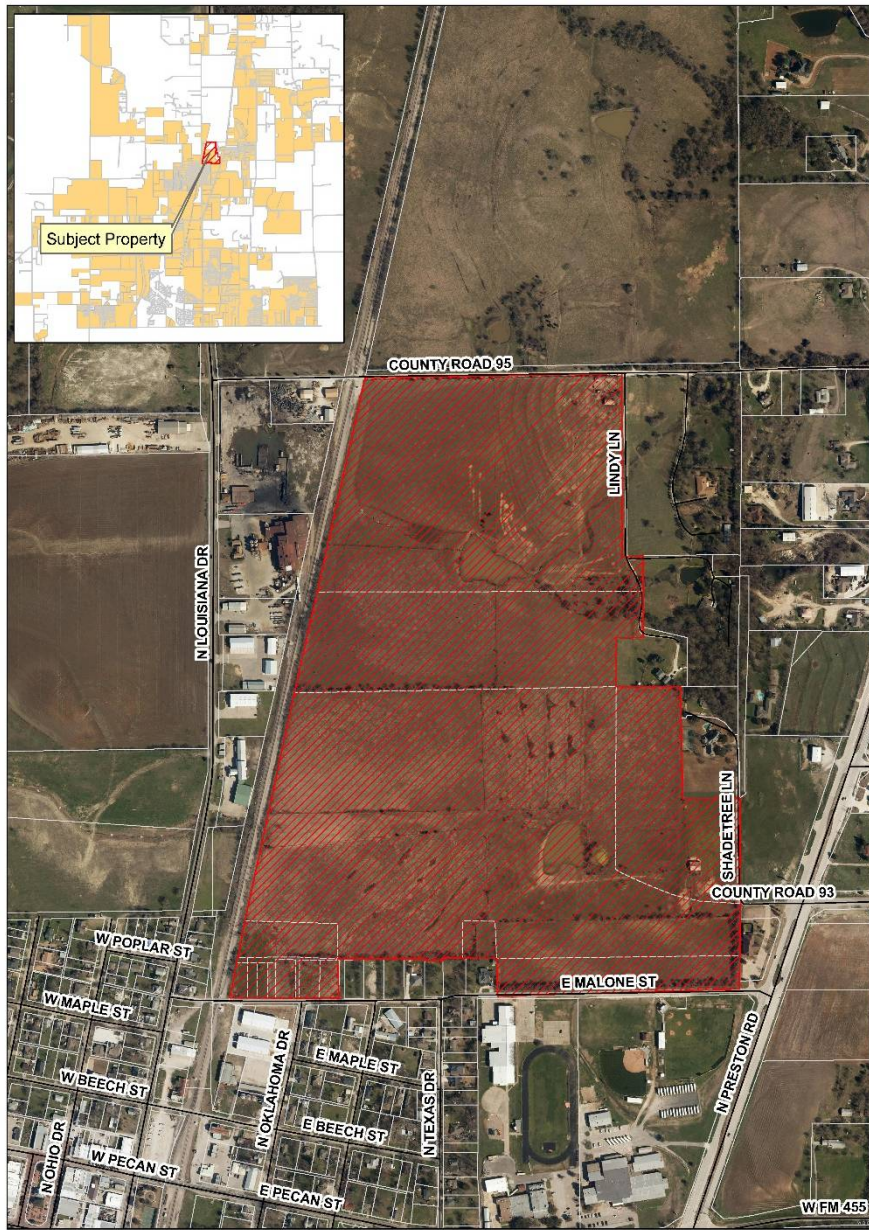
Development Agreement

Planning & Zoning Commission

November 19, 2019







Location Map

The subject property is located east of the BNSF Railroad and north of Malone Street

Background

- The property is approximately 131 acres and is located both in the City Limits and in the Extraterritorial Jurisdiction (ETJ)
- The project envisions a northern expansion of downtown with a more urban character
- The applicant desires to develop a mixed-use neighborhood with various single-family sized lots (attached and detached), multi-family (either urban edge or urban living), and retail/commercial land uses

Concept Plan

Legend*		
Use		Allowed Unit Percentage
Village (45' min. width)		0-10%
Cottage (40' -49' width)		10-45%
Casita (30' -39' width)		20-50%
Townhome (22' -35' width)		0-30%
Total Single Family		100%
MF Site**		
Retail / Commercial		
Amenity Center		
Parks and Greens		
Detention/Retention		
Total Open Space		20% min.

*Values in chart are subject to change

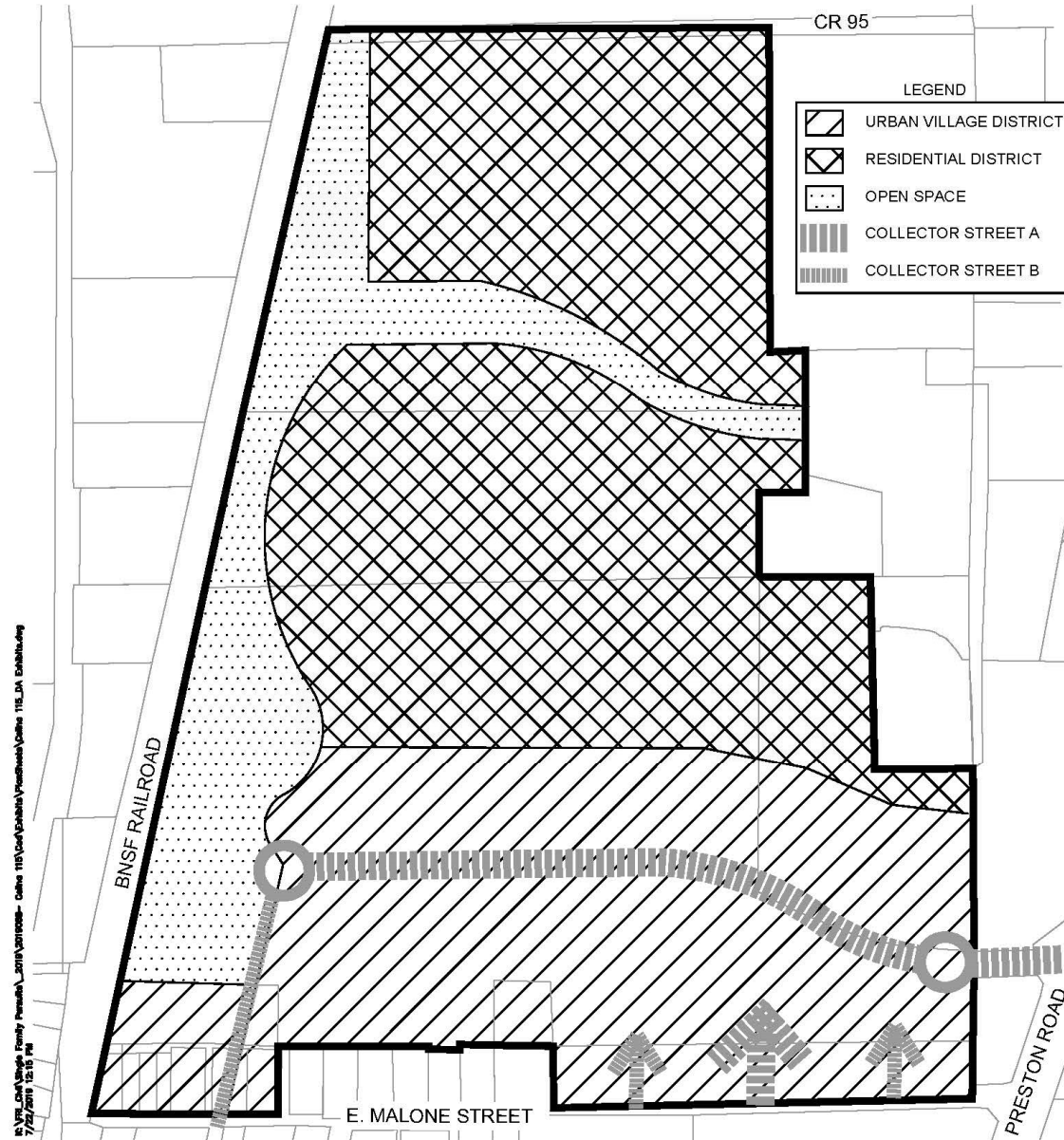
**Maximum 500 units urban edge or maximum 1,000 units with wrap



Project Overview

- A variety of detached single-family lot sizes are proposed (width of 30', 40', and 45') as well as townhome lots (width of 22'), totaling 500-600 units
- Retail/Commercial and Multi-family is proposed closer to Malone Street
- The proposed Development Agreement requires many enhancements, infrastructure improvements, and outlines its future annexation and zoning

Concept Diagram



K:\VPL_DNA\Single Family\Residential_2018\20180208- Calles 115\Cal\Zonados\Zonados\Calles 115_DNA Exhibit.dwg
7/22/2018 12:15 PM

Trails

Legend	
	12' Spine Trail
	10' Sidewalk
	6' Trail

*Southern bike lane and trail system to connect regionally



Design Standards

The applicant agreed to the following:

- Multiple off-site infrastructure improvements (water, sanitary sewer, and roadway improvements)
- Landscape buffers, sidewalks, and trails (12' concrete spine trail along the tracks)
- Amenity Center (with timing triggers)
- Future annexation of the ETJ tracts

Policy Considerations

- This development directly correlates with the Downtown Master Plan's goal and strategy of attracting residential units within a 5-minute drive of the downtown core to support its retail/restaurants
- The future neighborhood has a healthy lot mix with a variety of housing choices, several open spaces with internal trails throughout the development, integration of retail/commercial, and modern standards
- The development complements the overall development currently ongoing in the downtown area

Recommendation

- Notices were published in compliance with State and local law
- The recommendation of the Planning & Zoning Commission will be considered by the City Council at its regular meeting in December
- Staff recommends approval as presented