



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 16, 2021
5:30 PM**

AGENDA

I. CALL TO ORDER:

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

II. WORKSESSION:

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

III. CONSENT AGENDA:

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

A. Minutes Approval:

1. Minutes from the October 19, 2021, Planning & Zoning Commission meeting.

B. Consider and act upon a Replat for All Storage Addition, being an approximately 6.4 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas; generally located north of Frontier Parkway and approximately 900 feet east of Prairie Crossing. (All Storage – Replat)

C. Consider and act upon a Preliminary Plat for Mosaic Phase One, being an approximately 130 acre tract of land situated in the John M. McKim Survey, Abstract No. 889 and the Anthony Phillips Survey, Abstract No. 1028, Denton County, Texas; generally located north of Parvin Road and approximately 600 feet west of future Legacy Drive. (Mosaic Phase One– Preliminary Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS:

A. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a "Body Art Studio" use on an approximately 2 acre tract of land, generally located at the southeast corner of Preston Road and Founders Lane, within the City Limits. (Pin Cushion – SUP)

- B. Conduct a public hearing to consider and act upon a request to zone approximately 59 acres to Planned Development (PD) with flex base zoning of Commercial, Office, & Retail (C), Industrial (I), and Multi-Family District (MF-0 or MF-2), generally located at the northwest corner of Louisiana Drive and County Road 58, within the Extraterritorial Jurisdiction (ETJ). (Legacy 58.5 – Zoning)

V. **ADJOURNMENT**

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

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

Celina Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, OCTOBER 19, 2021
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Ben Hangartner	City of Celina	Chair	Present	
Shelby Barley	City of Celina	Commissioner	Present	
Shawn Bain	City of Celina	Commissioner	Absent	
KJ Clark	City of Celina	Commissioner	Present	
Jace Ousley	City of Celina	Commissioner	Late	5:31 PM
Eric Becker	City of Celina	Commissioner	Present	
Bryan Poché	City of Celina	Commissioner	Present	
Dusty McAfee AICP	City of Celina	Director of Development Services	Present	
Madhuri Mohan AICP	City of Celina	Planning Director	Present	
Bella Lopez	City of Celina	Senior Planner	Present	
Jonathan Pollard	City of Celina	Senior Planner	Present	
Kari White	City of Celina	Senior Planner	Present	

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

II. WORKSESSION:

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

Chair Hangartner introduced KJ Clark as a newly-appointed commissioner.

A. P&Z Appointment for Chair and Vice-Chair:

The commission voted on nominating a Chair. Ben Hangartner was nominated for Chair.

Commissioner Ousley motioned to approve.

Commissioner Poché seconded.

All were in favor, and Chair Hangartner was re-appointed.

The commission voted on nominating a Vice-Chair. Shelby Barley was nominated for Vice-Chair.

Commissioner Ousley motioned to approve.

Commissioner Becker seconded.

All were in favor, and Commissioner Barley was appointed Vice-Chair.

Minutes Acceptance: Minutes of Oct 19, 2021 5:30 PM (Minutes Approval)

III. CONSENT AGENDA:**A. Minutes Approval:**

1. Minutes from the September 21, 2021, Planning & Zoning Commission meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Shelby Barley, Vice Chair
SECONDER:	Eric Becker, Commissioner
AYES:	Hangartner, Clark, Barley, Ousley, Becker, Poché
ABSENT:	Bain

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to zone an approximately 43 acre tract of land to Collin County Outer Loop Overlay District (CCOLO), generally located north of the future Collin County Outer Loop and approximately 2,050 feet east of Smiley Road, within the City Limits. (Boilermaker Investments – Zoning)

Madhuri Mohan, Planning Director, presented the staff report.
 Chair Hangartner opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Commissioner Ousley motioned to approve the item as proposed.
 Commissioner Poché seconded the item.
 All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jace Ousley, Commissioner
SECONDER:	Bryan Poché, Commissioner
AYES:	Hangartner, Clark, Barley, Ousley, Becker, Poché
ABSENT:	Bain

- B. Conduct a public hearing to consider and act upon a request to amend Planned Development (PD) No. 21 on approximately 270 acres with a base of the Dallas North Tollway Overlay District (DNTD), generally located at the northwest corner of future Dallas North Tollway and FM 455, within the City Limits. (Parkwood – PD Amendment)

Bella Lopez, Senior Planner, presented the staff report.
 Chair Hangartner opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Vice-Chair Barley motioned to approve the item as proposed.
 Commissioner Becker seconded the item.
 All were in favor, and the item was approved.

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

- C. Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a “Batch Plant, Permanent” use on an approximately 64 acre tract of land, generally located at the northeast corner of County Road 51 and future Punk Carter Parkway, within the City Limits. (Bradford Batch Plant – SUP)

Kari White, Senior Planner, presented the staff report.

Chair Hangartner opened the public hearing.

Dale Bainum, 3541 Heritage Trail, Celina, Texas 75009, expressed concerns about the amount of acreage involved in the request, asked how many batch plants are in the area and how many the City anticipates overall, inquired about operating hours, and suggested expanding the notification area to include nearby, Extraterritorial Jurisdiction (ETJ) residential neighborhoods.

John Grobe, US Concrete representative, 320 Dianna Drive, Prosper, Texas 75078, provided information regarding the proposed batch plant's operations.

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

The commissioners discussed the item.

Dusty McAfee, Director of Development Services, addressed the commission.

Commissioner Becker motioned to approve the item with the condition that the Specific Use Permit is limited to 10 acres.

Commissioner Ousley seconded the item as amended.

All were in favor, and the item was approved.

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

- D. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 5.3 acres of land, generally located north of FM 455 and approximately 1,565 feet west of future Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (Trails Baptist Church – DA)

Ms. White presented the staff report.

Chair Hangartner opened the public hearing.

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

The commissioners discussed the item.

Commissioner Ousley motioned to approve the item as proposed.

Commissioner Poché seconded the item.

All were in favor, and the item was approved.

RESULT: APPROVED [UNANIMOUS]
MOVER: Jace Ousley, Commissioner
SECONDER: Bryan Poché, Commissioner
AYES: Hangartner, Clark, Barley, Ousley, Becker, Poché
ABSENT: Bain

- E. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 100 acres of land, generally located at the northeast corner of County Road 106 and future Coit Road, within the Extraterritorial Jurisdiction (ETJ). (The Estates at Bonita Lake – DA)

Ms. Mohan presented the staff report.
 Chair Hangartner opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Commissioner Ousley motioned to approve the item as proposed.
 Commissioner Poché seconded the item.
 All were in favor, and the item was approved.

RESULT: APPROVED [UNANIMOUS]
MOVER: Jace Ousley, Commissioner
SECONDER: Bryan Poché, Commissioner
AYES: Hangartner, Clark, Barley, Ousley, Becker, Poché
ABSENT: Bain

- F. Conduct a public hearing to consider and act upon a request for a Development Agreement on approximately 9.8 acres of land, generally located south of Sunset Boulevard and approximately 1,950 feet east of KC Robinson Lane, within both the City Limits and the Extraterritorial Jurisdiction (ETJ). (Shades of Green – DA)

Chair Hangartner recused himself due to a conflict of interest.
 Ms. Mohan presented the staff report.
 Vice-Chair Barley opened the public hearing.
 No one came forward to speak and the public hearing was closed.
 The commissioners discussed the item.
 Commissioner Poché motioned to approve the item as proposed.
 Commissioner Ousley seconded the item.
 The motion was approved 5 to 0, with Chair Hangartner recusing.

RESULT: APPROVED [5 TO 0]
MOVER: Bryan Poché, Commissioner
SECONDER: Jace Ousley, Commissioner
AYES: Clark, Barley, Ousley, Becker, Poché
ABSENT: Bain
RECUSED: Hangartner

V. ADJOURNMENT:

Vice-Chair Barley adjourned the meeting at 6:24 p.m.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Jonathan Pollard, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: November 16, 2021
Re: All Storage - Replat

Action Requested:

Consider and act upon a Replat for All Storage Addition, being an approximately 6.4 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas; generally located north of Frontier Parkway and approximately 900 feet east of Prairie Crossing. (All Storage – Replat)

Owner:

Kimley-Horn and Associates
801 Cherry Street, Suite 1300
Fort Worth, TX 76102

Background Information:

This replat is for subdividing the All Storage lot into two lots, and is in compliance with Celina's Subdivision regulations.

Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Replat

Staff Recommendation:

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



Attachment: Location Map (All Storage – Replat)

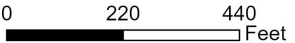
Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**All Storage
Location Map
City of Celina**

10/26/2021





0 220 440
Feet



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: November 16, 2021
Re: Mosaic Phase One - Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for Mosaic Phase One, being an approximately 130 acre tract of land situated in the John M. McKim Survey, Abstract No. 889 and the Anthony Phillips Survey, Abstract No. 1028, Denton County, Texas; generally located north of Parvin Road and approximately 600 feet west of future Legacy Drive. (Mosaic Phase One– Preliminary Plat)

Owner/Developer:

Dowdey, Anderson & Associates, Inc.
5225 Village Creek Drive, Suite 200
Plano, TX 75093

Background Information:

The preliminary plat shows 434 single-family lots and 18 HOA lots for a new residential subdivision, and is in conformance with Celina's subdivision regulations and the associated Development Agreement.

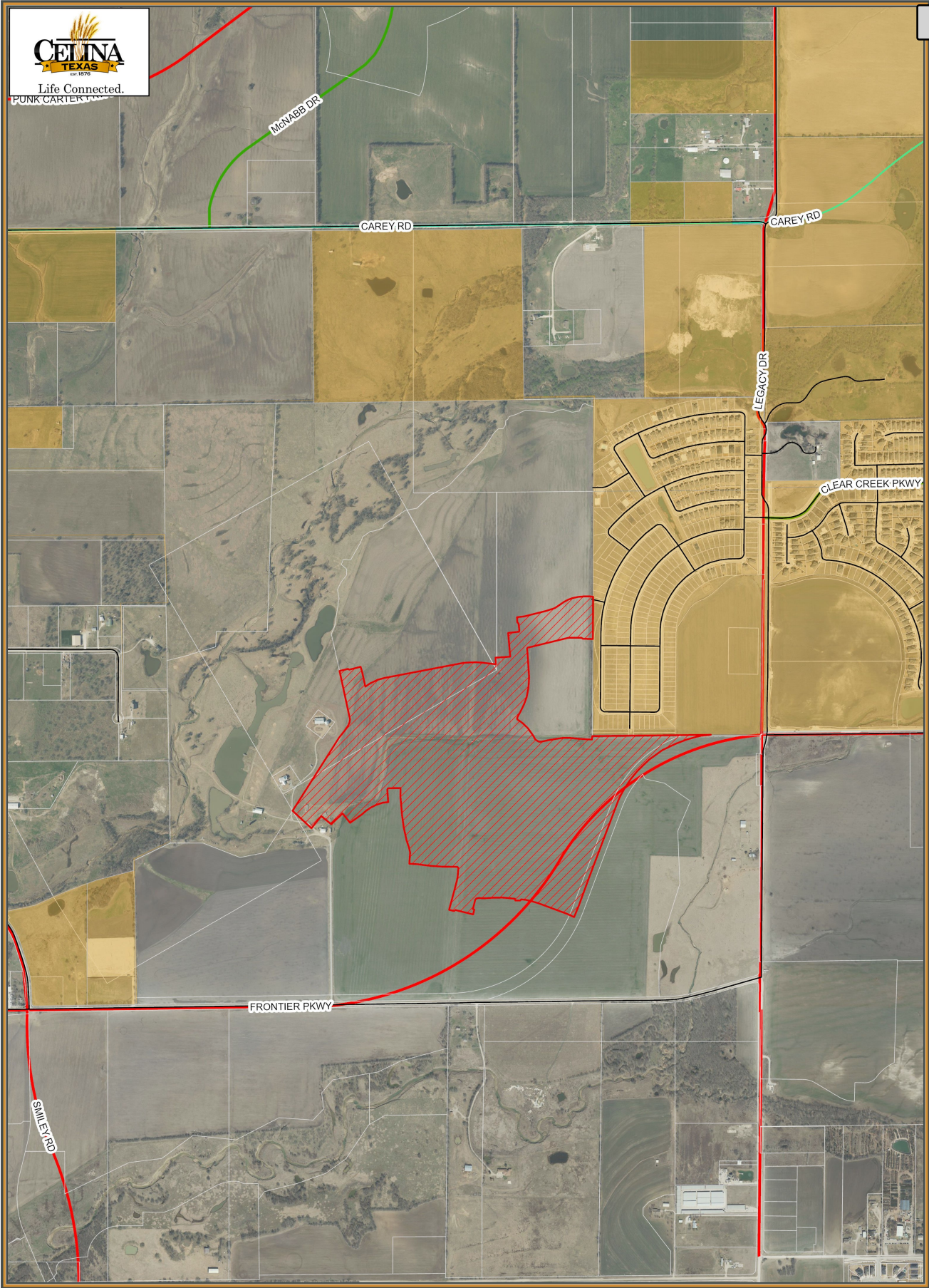
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Preliminary Plat

Staff Recommendation:

Staff recommends approval on the condition that all staff comments are addressed.



Attachment: Location Map (Mosaic Phase One – Preliminary Plat)

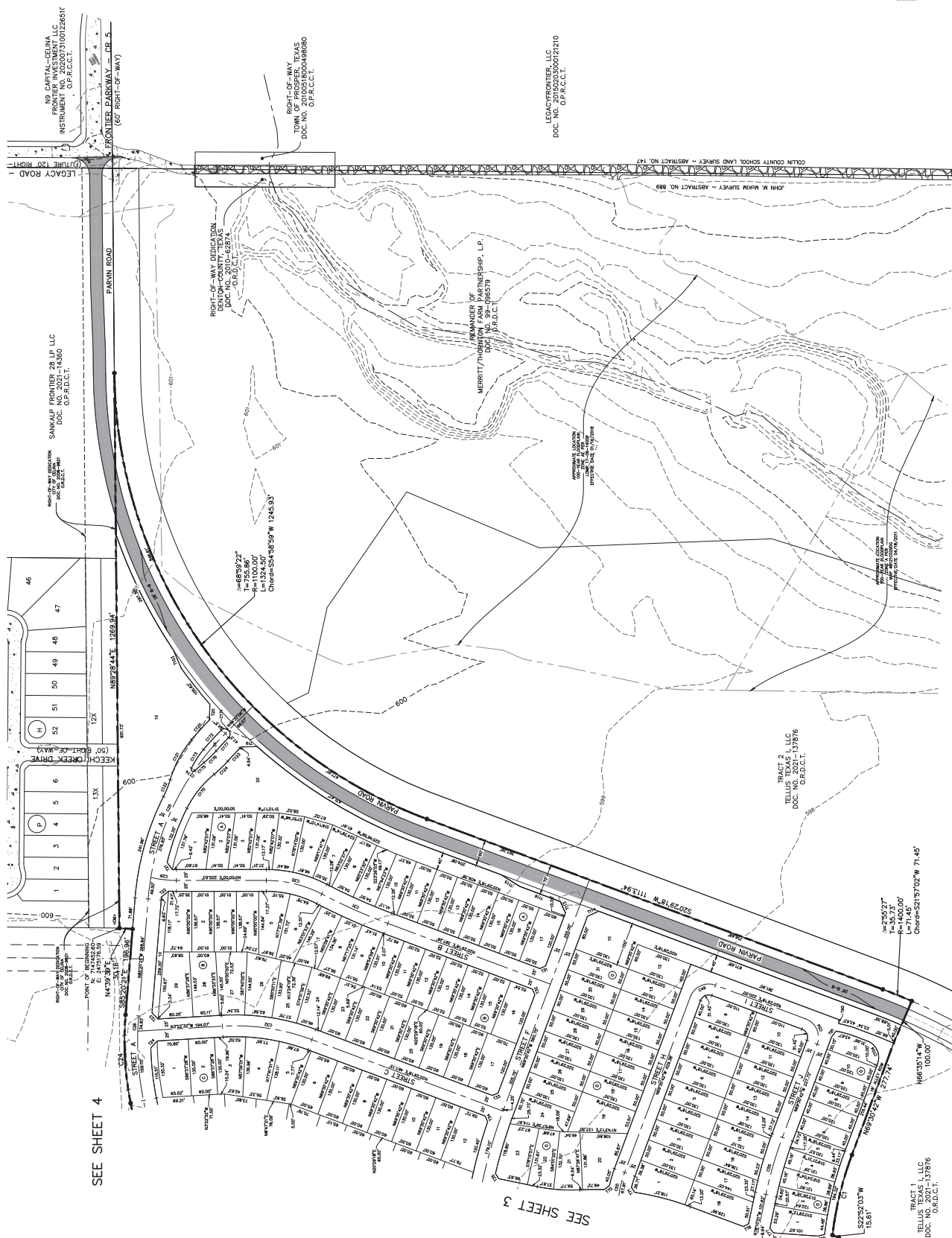
Legend

- Subject Property
- City Limits
- Roads
- Parcels

**Mosaic
Location Map
City of Celina**

10/26/2021

0 500 1,000
Feet



CITY PROJECT NO. XL-XXXX
PRELIMINARY PLAT
MOSAIC PHASE ONE
434 RESIDENTIAL LOTS
18 HOA LOTS
(35.031 ACRES ROW DEDICATION)
AN ADDITION TO THE CITY OF CELINA
JOHN M. MCMILLIN SURVEY, ABSTRACT NO. 889,
ANTHONY COUNTY, TEXAS
SECTION 21, TOWNSHIP 10N, RANGE 12E, DISTRICT 10
SEPTEMBER 2021 SCALE: 1"= 100'

OWNER/PROPOSER
TELLUS REALTY, L.L.C.
30 N. PRESTON ROAD, SUITE 130 PROSPER,
TEXAS 75078
CONTACT: DAVID BLOM

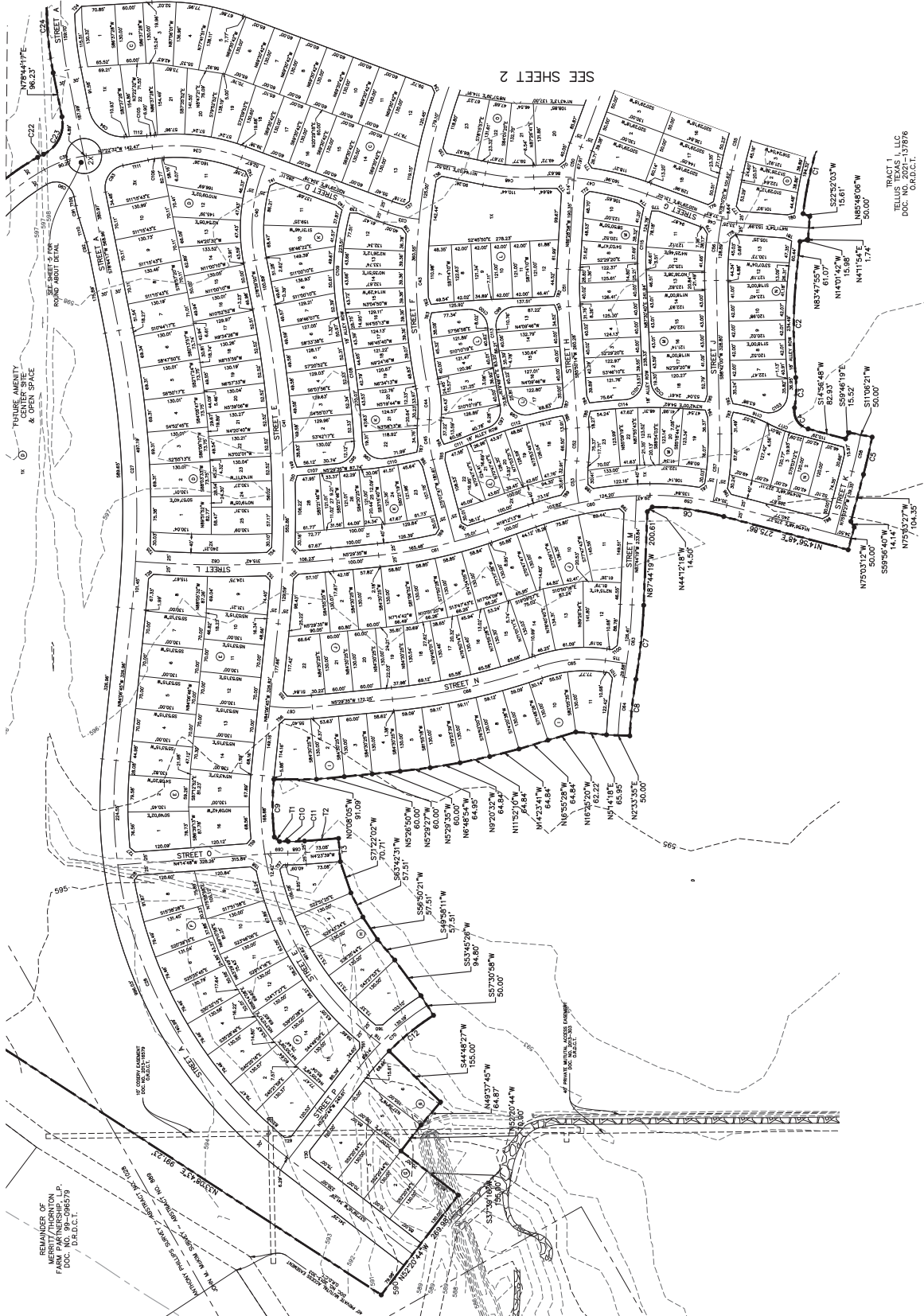
ENGINEER
DOWDNEY ASSOCIATES & ASSOCIATES, INC.
525 MILLER ROAD, SUITE 100, P.O. BOX 10055
IRVING, TEXAS 75039 972.251.0064

DATE: 08/10/2021
BY: MICHAEL DOWNEY

SEE SHEET 4

TRUE MERIDY
& OPEN SPACE

REMAINDER OF
MAYNARD SURVEY
FARM PARTNERSHIP, L.P.
DOC. NO. 89-098579
S.D.C.T.

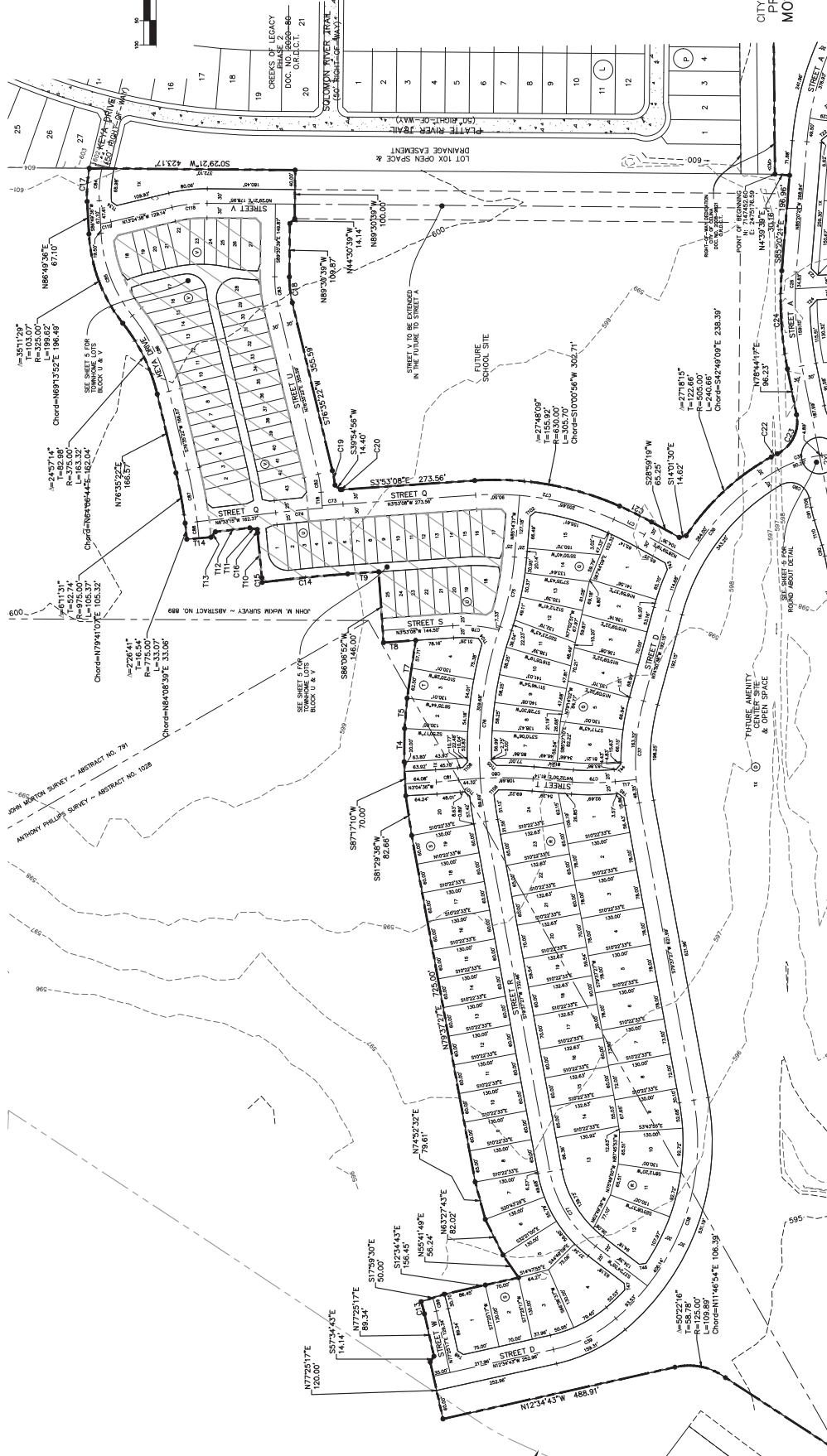
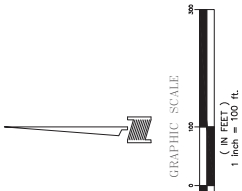


CITY PROJECT NO. XX-XXXX
PRELIMINARY PLAT
MOSAIC PHASE ONE
128.735 ACRES
434 SUBDIVISION LOTS
(35,031 ACRES ROW DEDICATION)
AN ADDITION TO THE CITY OF CELINA
JOHN M. MAYNARD SURVEY, ABSTRACT NO. 889,
ANTHONY PHILLIPS SURVEY, ABSTRACT NO. 1028
DENTON COUNTY, TEXAS
SEPTEMBER 2021 SCALE: 1" = 100'

OWNER/DEVELOPER
TELLUS TEXAS I, LLC
130 N. PRESTON STREET, SUITE 100
DALLAS, TEXAS 75207
CONTACT: DAVID BLOM

OWNER
DOWNEY ANDERSON & ASSOCIATES, INC.
5235 Ridge Creek Drive, Suite 100, Plano, Texas 75093
CONTACT: MICHAEL DOWNEY

3.C.b



SEE SHEET 3

SEE SHEET 2

CITY PROJECT NO. XX-XXXX
PRELIMINARY PLAT
MOSAIC PHASE ONE

128.735 ACRES
35.031 ACRES ROW DEDICATION

AN ADDITION TO THE CITY OF CELINA
JOHN M. MAXIM SURVEY, ABSTRACT NO. 889,
ANTHONY PHILLIPS SURVEY, ABSTRACT NO. 1028
DENTON COUNTY, TEXAS
SEPTEMBER 2021
SCALE: 1" = 100'

OWNER/DEVELOPER
TELLUS TEXAS I, LLC PROSPER,
130 N. PRESTON STREET, SUITE 1300, DALLAS, TEXAS 75207
CONTACT: DAVID BLOM

ENGINEER
DOWNEY ANDERSON & ASSOCIATES, INC.
5255 Village Green Drive, Suite 100, Plano, Texas 75093
STATE REGISTRATION NUMBER: 5299
CONTACT: MICHAEL DOWNEY

3.C.b

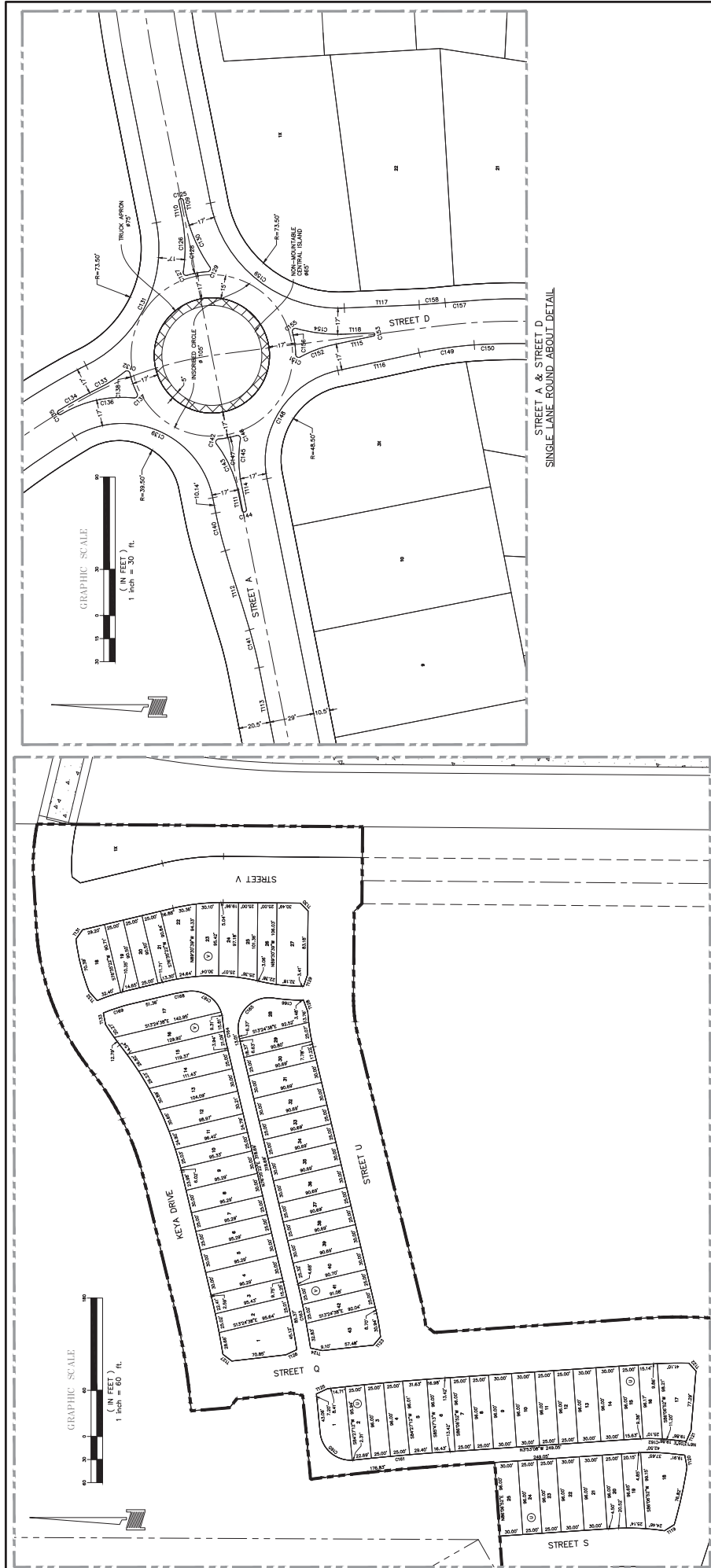
3.C.b

Attachment: Preliminary Plat (Mosaic Phase One - Preliminary Plat)

CITY PROJECT NO. XX-XXXX
PRELIMINARY PLAT
MOSAIC PHASE ONE
128.735 ACRES
434 RESIDENTIAL LOTS
18 BLOCKS
(35.031 ACRES ROW DEDICATION)
AN ADDITION TO THE CITY OF CELINA
JOHN M. MAXUM SURVEY, ABSTRACT NO. 889,
ANTHONY PHILLIPS SURVEY, ABSTRACT NO. 1028
DENTON COUNTY, TEXAS
SEPTEMBER, 2021
SCALE: 1" = 100'

OWNER/DEVELOPER
TELLUS TEXAS I, LLC
130 N. PRESTON STREET, SUITE 100, PROSPER,
TEXAS 75078
CONTACT: DAVID BLOM

ENGINEER
DOWNEY ANDERSON & ASSOCIATES, INC.
525 Lange Creek Drive, Suite 100, Pflug, Texas 75583, 972.51.6864
STATE REGISTRATION NUMBER: 1599
CONTACT: MICHAEL DOWNEY



TOWNHOME LOTS
BLOCKS U & V

LOT LINE TABLE			
LINE	BEARING	LENGTH	
T129	N71°04'33"W	15.81'	
T130	S45°29'21"W	14.14'	
T131	S64°34'01"E	15.05'	
T132	N48°29'36"E	15.78'	
T133	N79°05'39"E	15.25'	

Attachment: Preliminary Plat (Mosaic Phase One – Preliminary Plat)

OWNER/DEVELOPER
TELLUS TEXAS I, LLC
130 N. PRESTON ROAD, SUITE 130 PROSPER,
TEXAS 75078
CONTACT: DAVID BLOM

ENGINEER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200, Plano, Texas 75093 972-951-0694
STATE REGISTRATION NUMBER: 1-399
CONTACT: MICHAEL DOWDEY

[illegible]



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Kari White, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: November 16, 2021
Re: Pin Cushion - SUP

Action Requested:

Conduct a public hearing to consider and act upon a request for a Specific Use Permit (SUP) to allow for a “Body Art Studio” use on an approximately 2 acre tract of land, generally located at the southeast corner of Preston Road and Founders Lane, within the City Limits. (Pin Cushion – SUP)

Applicant:

The Pin Cushion
9715 Madison Drive
Frisco, TX 75035

Background:

The request is for alternative retail services (Body Art Studio) for body piercing on the southeast corner of Preston Road and Founders Lane. Refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.

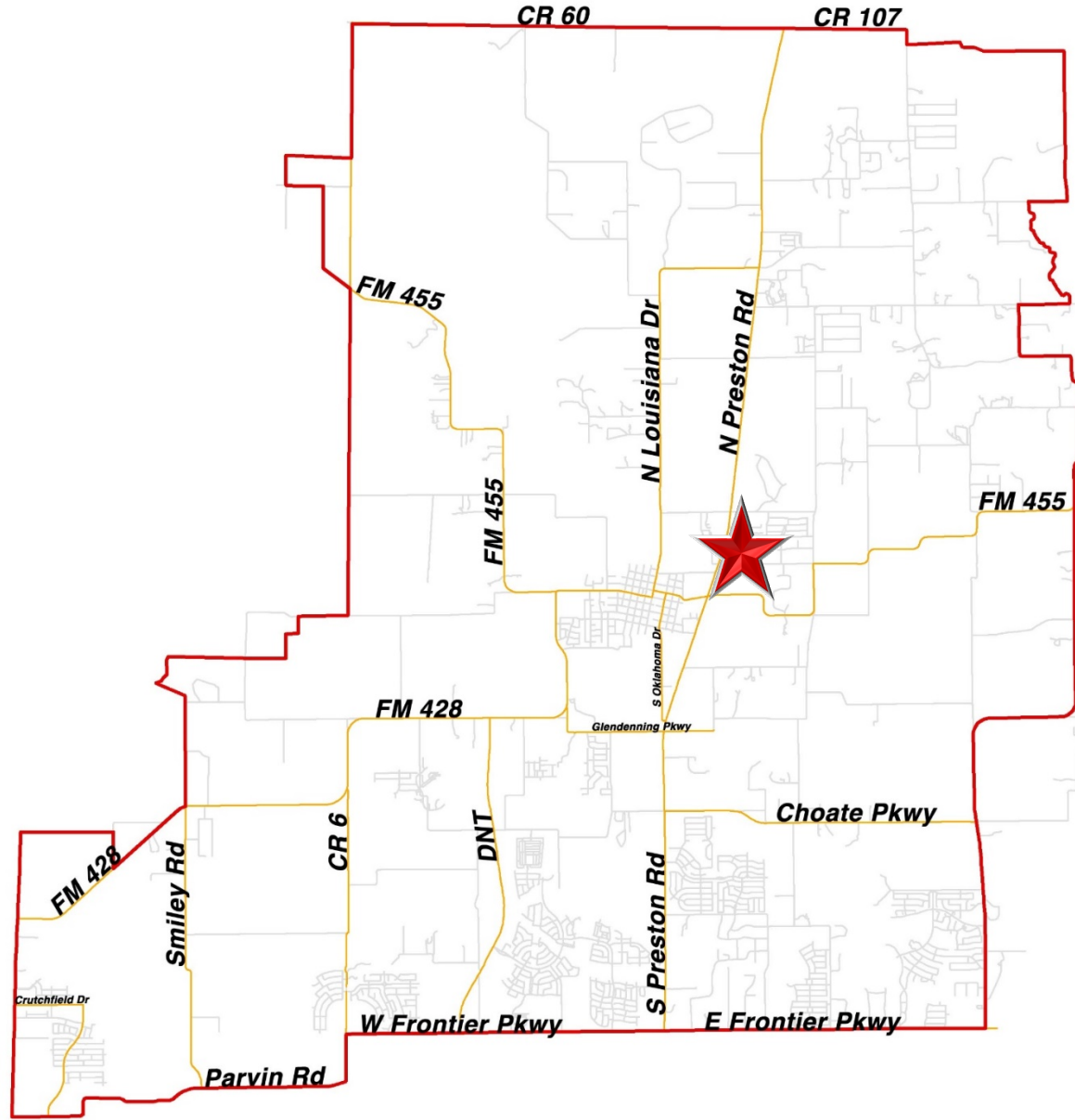


Attachment: Location Map (Pin Cushion – SUP)

PIN CUSHION SPECIFIC USE PERMIT

Planning & Zoning Commission
November 16, 2021







LOCATION MAP

The subject property is generally located at the southeast corner of Preston Road and Founders Lane

BACKGROUND

- The subject property is approximately two acres with an approximately 1,500 square foot lease space/suite
- The property is currently zoned PD-1
- The applicant desires to open a body piercing studio

ZONING OVERVIEW

- The Zoning Ordinance requires a Body Art Studio, categorized under “Alternative Retail Services,” to first obtain a Specific Use Permit (SUP) from the City Council to legally operate in the base Commercial zoning district

SUP OVERVIEW

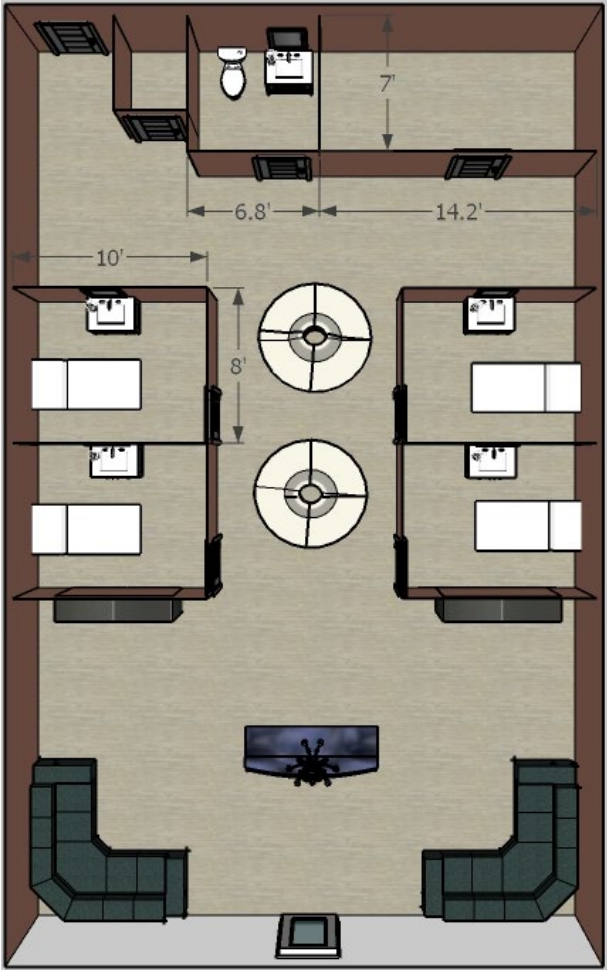
- An SUP is required of land uses that the Zoning Ordinance may allow, but uses that are also screened and specially approved for situational suitability
- The purpose of the SUP requirement is to determine the appropriateness of a proposal
- The City has broad discretionary approval of the requested SUP

SITE

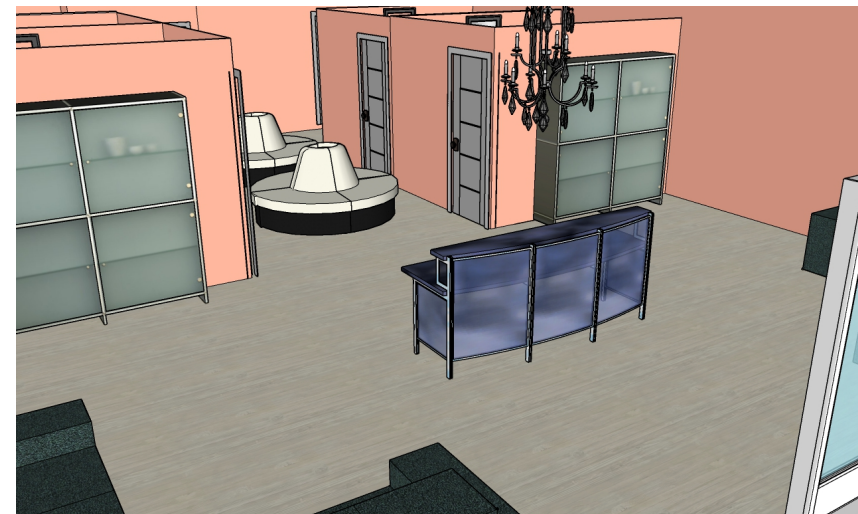


Attachment: Staff Presentation (Pin Cushion – SUP)

CONCEPTUAL INTERIOR



CONCEPTUAL INTERIOR



USE REGULATIONS

- The use requires specific criteria to be met in addition to City Council approval through a Specific Use Permit (SUP) in order to be approved. The City Council may waive any or all of the regulations listed below as part of the SUP approval process
 - Alternative retail services are hereby defined as businesses or services that require additional scrutiny by the City Council as to the appropriate location
 - A lot containing an alternative retail service shall be located at least 1,000 feet from any lot containing another alternative retail service, as measured in a straight line between the nearest points of one lot to the other lot
 - A lot containing an alternative retail service shall be located at least 200 feet from any lot zoned or used for residential purposes, as measured in a straight line between the nearest points of one lot to the other lot
 - No lot containing an alternative retail service shall be located in the Preston Road Overlay
 - Alternative retail services shall be situated only within a freestanding building and shall not be co-located in the same structure as other uses

POLICY CONSIDERATIONS

- The use would be Celina's first body piercing studio
- The business will generate sales tax and provide employment opportunities
- The Sign Code prohibits string lights around windows, nuisance signs, neon window signs, and also regulates temporary signs
- Static wall/window signs are also required (no blinking, strobing, flashing, etc.)

RECOMMENDATION

- 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 with the following special ordinance provision:
 1. No neon lighting or signs are allowed on the exterior of the business, nor within 15' of the front window.
 2. That the subject property is limited to one body piercing tenant, not to exceed 1,500 square feet.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Madhuri Mohan AICP, Planning Director
CC: Dusty McAfee AICP, Director of Development Services
Date: November 16, 2021
Re: Legacy 58.5 - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 59 acres to Planned Development (PD) with flex base zoning of Commercial, Office, & Retail (C), Industrial (I), and Multi-Family District (MF-0 or MF-2), generally located at the northwest corner of Louisiana Drive and County Road 58, within the Extraterritorial Jurisdiction (ETJ). (Legacy 58.5 – Zoning)

Applicant:

Claymoore Engineering
301 South Coleman Street, Suite 40
Prosper, TX 75078

Background Information:

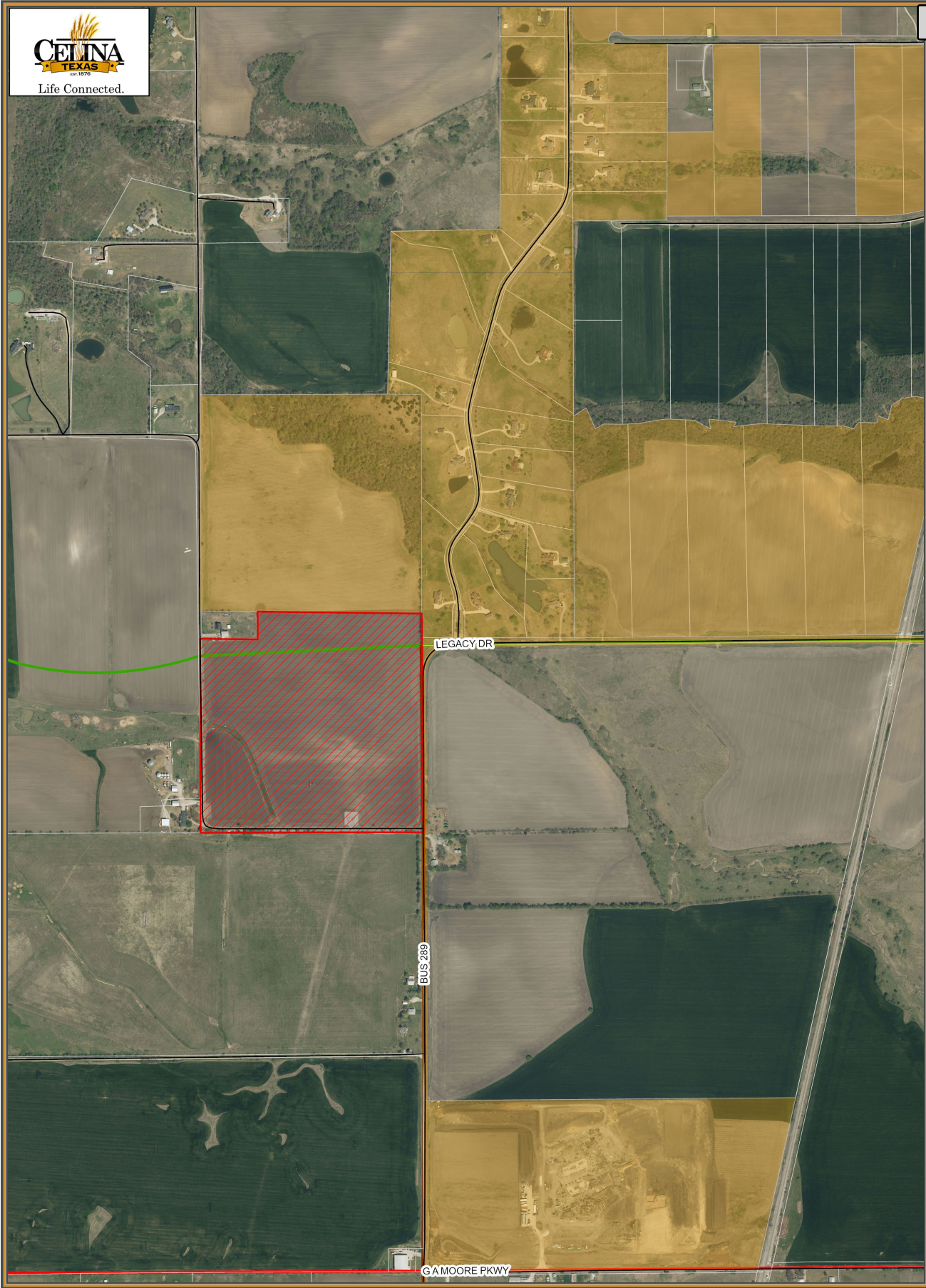
The property is approximately 59 acres, and currently within the City's extraterritorial jurisdiction (ETJ). The applicant is proposing a Planned Development with flex base zoning (including Commercial, Office, Retail (C); Industrial (I); and Multi-Family (MF-2 or MF-0)). Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



4.B.a

Attachment: Location Map (Legacy 58.5 – Zoning)

Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**Legacy 58.5
Location Map
City of Celina**

10/28/2021

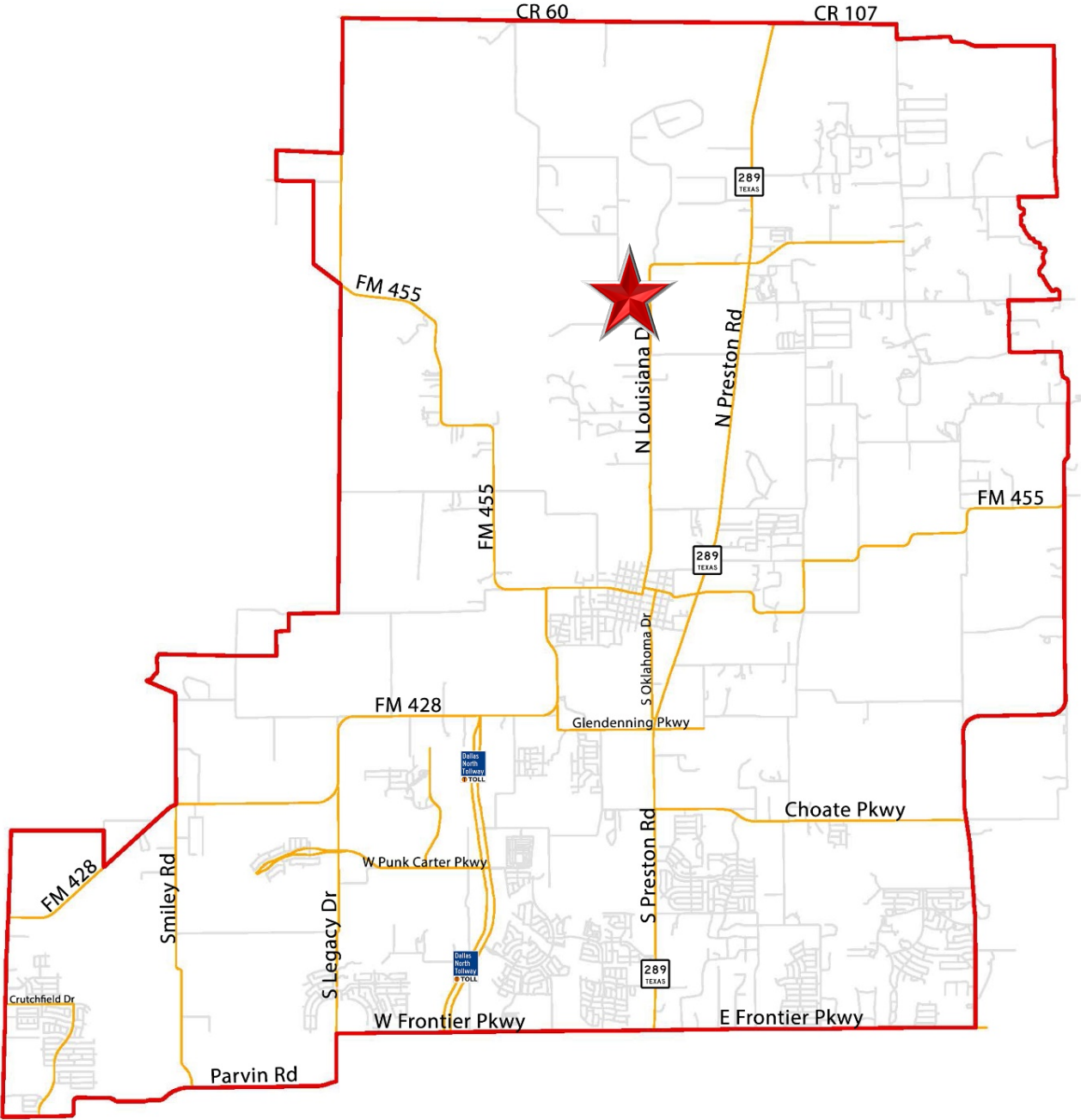

 0 500 1,000
 Feet

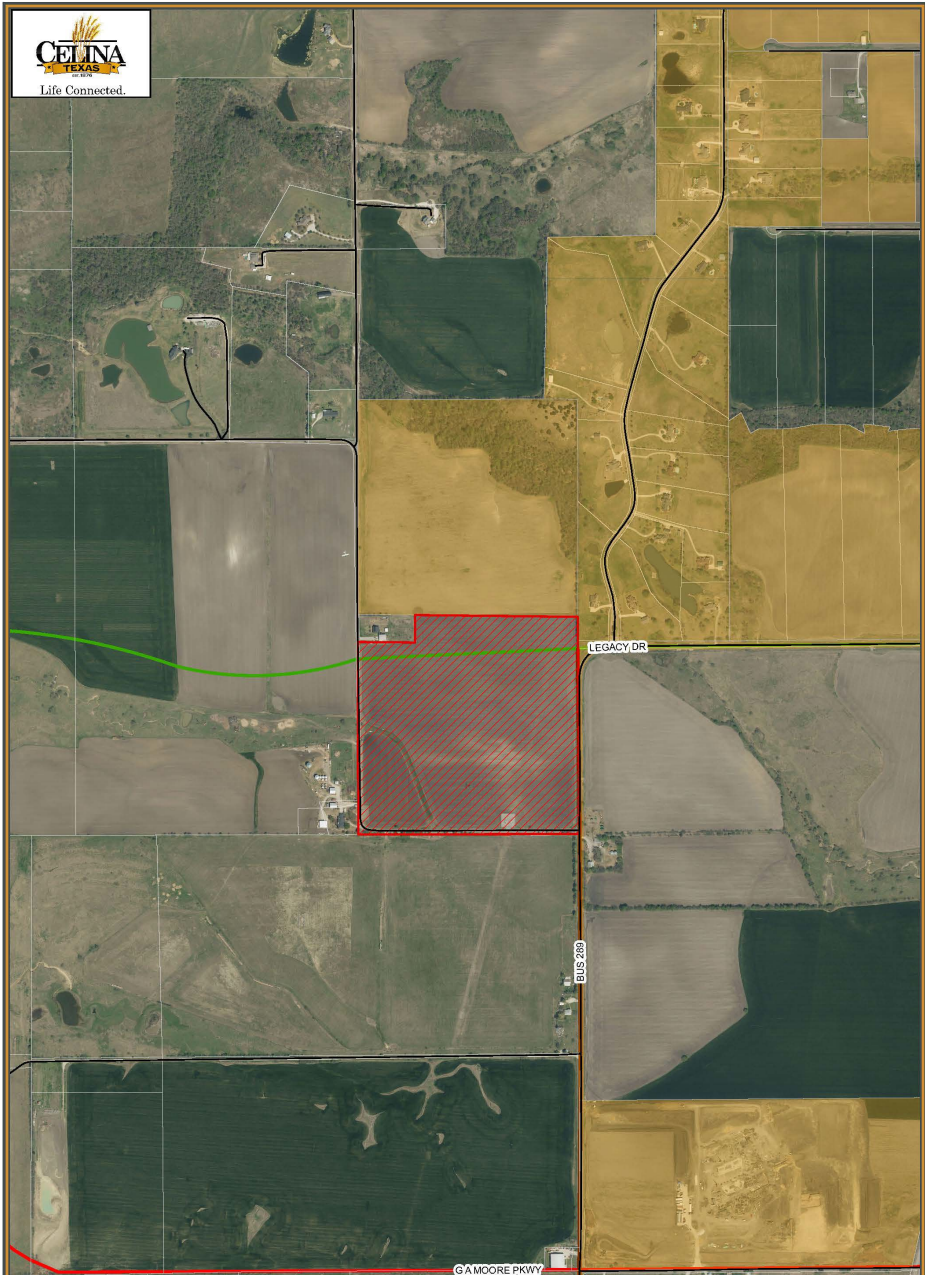
LEGACY 58.5

Zoning

Planning & Zoning Commission
November 16, 2021





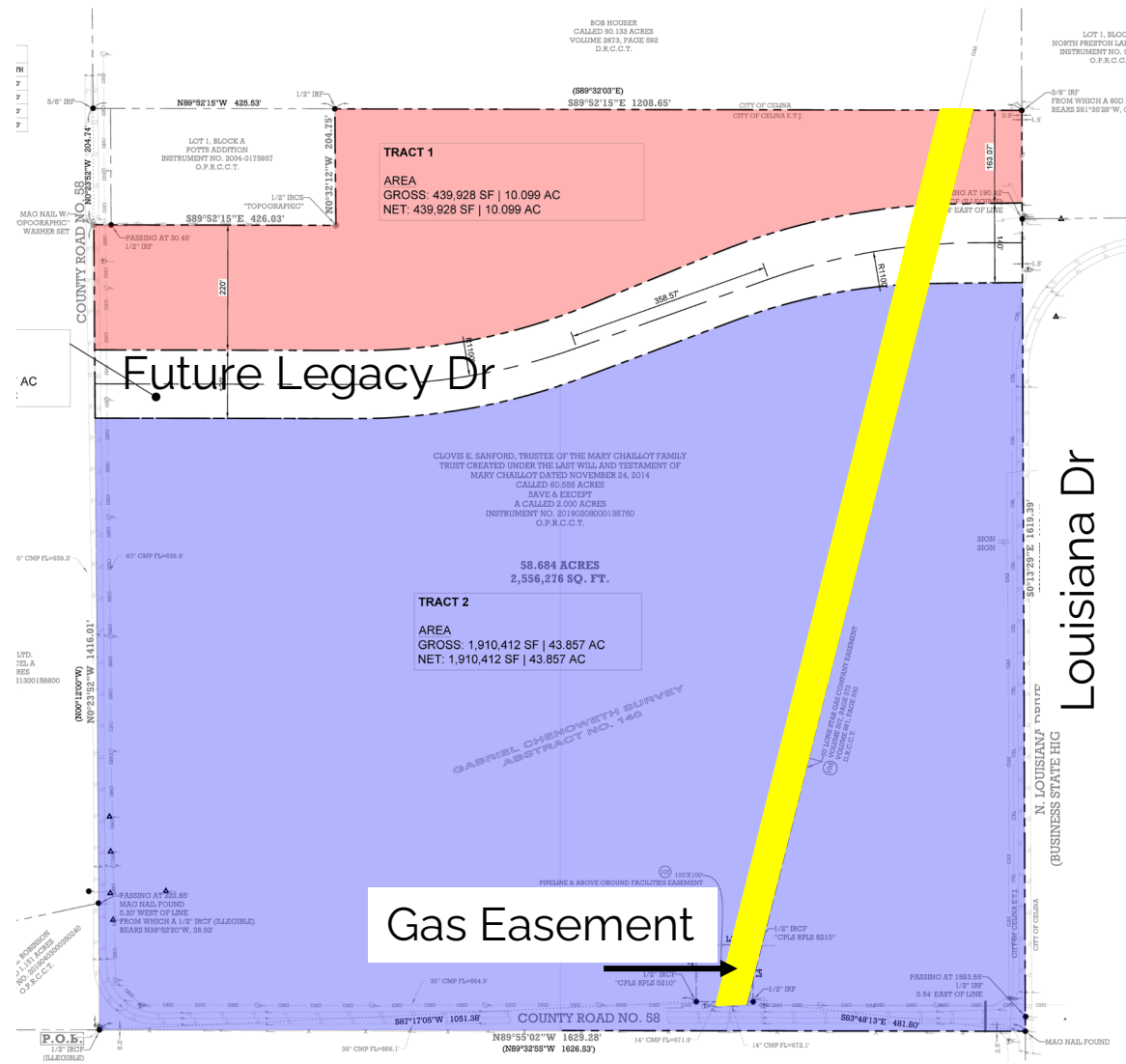


LOCATION MAP

The subject property is generally located at the southwest corner of Louisiana Drive and future Legacy Drive

BACKGROUND

- The subject property is approximately 59 acres and located within the Extraterritorial Jurisdiction (ETJ)
- The applicant is proposing a Planned Development with flex base zoning (including Commercial, Office, Retail (C); Industrial (I); and Multi-Family (MF-2 or MF-0))
- The associated Development Agreement was approved by City Council at the November meeting



TRACT EXHIBIT

- North of Legacy is limited to commercial, office, and retail only
- South of Legacy is Flex

Attachment: Staff Presentation (Legacy 58.5 – Zoning)

PROJECT OVERVIEW

- Commercial zoning is limited to north of Legacy Drive
- Flex is defined as:
 - Commercial Office & Retail (C)
 - Industrial (I)
 - Multi-Family (MF-2 or MF-0)
 - MF-2 limited to 350 units (max)
 - MF-0 limited to 250 units (max)
 - Only one MF project may develop (MF-2 or MF-0); not both
- Flex use is permitted south of Legacy Dr (and limited due to the existing gas easement, acting as a dividing line); the multi-family use is only permitted west of this easement
- Contractor shops (warehouses) are allowed by right
- The project will abide by all zoning standards, including architecture

POLICY CONSIDERATIONS

- The property is at the hard corner of future Legacy Drive and Louisiana Drive
- The zoning will be considered by City Council concurrently with the associated annexation in December

RECOMMENDATION

- 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

DEVELOPMENT STANDARDS

General

- Tract 1 is located north of the future Legacy Drive right-of-way line and Tract 2 is located south of the future Legacy Drive right-of-way line as shown on Exhibit B.
- Tract 1 shall develop in accordance with the commercial, retail and office zoning district regulations as amended by this Agreement.
- Tract 2 shall develop in accordance with the commercial, office, retail, industrial, MF-2 and/or MF-0 zoning district regulations as amended by this Agreement. The Multi-Family use is limited to west of the existing gas easement.
- All landscaping, setbacks, architecture, and other design standards and regulations apply to the Property at time of permitting, unless adjusted below or otherwise noted in this Agreement.
- The building material regulations in the Zoning Ordinance, as it existed on August 1, 2019, shall apply except as expressly amended by this Exhibit C.

Multi-Family Product

- A maximum of 350 units may be developed on Tract 2 in accordance with the Multi-Family-2 ("MF-2") zoning district regulations.
- Alternatively, a maximum of 250 units may be developed on Tract 2 in accordance with the Multi-Family-0 ("MF-0") zoning district regulations. Note that only one, not both, of the two multi-family projects (MF-2 or MF-0) shall be permitted.

Contractor Shops/Office, Showroom, Warehouse

- Contractor shops (without outdoor storage), which may include office/showroom/warehouse as a use, are permitted in Tract 2.
- No overhead doors may face street right-of-way.