



Life Connected.

**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 15, 2022
5:30 PM**

AGENDA

I. CALL TO ORDER

The Chair 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 & 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.

Reconvene Into Open Session

A. 2022 Scenic City of the Year Award

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 18, 2022, Planning & Zoning Commission meeting.

B. Consider and act upon a Preliminary Plat for Legacy Hills Del Webb Phase 1, being approximately 101 acres; generally located at the northwest corner of future Celina Parkway and future Pacino Pass. (Legacy Hills Del Webb Phase 1 – Preliminary Plat)

C. Consider and act upon a Preliminary Plat for the Mosey Tract (Celina Gateway), being approximately 35 acres; generally located at the northwest corner of Dallas Parkway and Frontier Parkway. (Mosey Tract (Celina Gateway) – Preliminary Plat)

- D. Consider and act upon a Conveyance Plat for Celina Self-Storage Addition, being approximately 2 acres; generally located east of Oklahoma Street and approximately 430 feet north of future Sunset Boulevard. (Celina Self-Storage Addition – Conveyance Plat)
- E. Consider and act upon a Conveyance Plat for Legacy Hills 67, being approximately 68 acres; generally located east of Dallas Parkway and approximately 940 feet south of future O'Brien Drive. (Legacy Hills 67 – Conveyance Plat)

IV. PUBLIC HEARINGS/ACTION ITEMS

- A. Conduct a public hearing to consider and act upon a Development Agreement on approximately 12 acres, generally located at the northeast corner of Kristina Court and Mark Alexander Court, within the Extraterritorial Jurisdiction (ETJ). (Preston 450 – Development Agreement)
- B. Conduct a public hearing to consider and act upon a request to zone approximately 19 acres to Collin County Outer Loop Overlay District (CCOLO), generally located south of the Collin County Outer Loop and approximately 485 feet east of Choate Parkway, within the Extraterritorial Jurisdiction (ETJ). (Choate Loop Ranch – Zoning)
- C. Conduct a public hearing to consider and act upon a request to zone approximately 25 acres to Commercial, Office, & Retail District (C) and Multi-Family, Urban Edge District (MF-2) with the Preston Road Overlay (PRO), generally located at the northwest corner of Preston Road and future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Dorothy Winchester Tract – Zoning)
- D. Conduct a public hearing to consider and act upon a Development Agreement on approximately 149 acres, generally located at the northwest corner of Louisiana Drive and G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Ariana – Development Agreement)
- E. Conduct a public hearing to consider and act upon a Development Agreement on approximately 387 acres, generally located east of Bothwell Boulevard, west of Smiley Road, and south of FM 428, within the Extraterritorial Jurisdiction (ETJ). (Sorrells Tract – Development Agreement)
- F. Conduct a public hearing to consider and act upon a Development Agreement on approximately 47 acres of land, generally located east of Smiley Road and approximately 965 feet north of Parvin Road, within the Extraterritorial Jurisdiction (ETJ). (Teel Lakes – Development Agreement)
- G. Conduct a public hearing to consider and act upon a Development Agreement on approximately 102 acres of land, generally located north of Parvin Road and approximately 2,600 feet west of Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Celina Parvin – Development Agreement)

- H. Conduct a public hearing to consider and act upon a request to zone approximately 102 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge (MF-2), and Multi-Family, Urban Living District (MF-3) base zoning, generally located north of Parvin Road and approximately 2,600 feet west of Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Celina Parvin – Zoning)
- I. Conduct a public hearing to consider and act upon a request to rezone approximately 10 acres to Multi-Family, Urban Edge District (MF-2), generally located at the northwest corner of future Celina Parkway and County Road 52, within the City Limits. (Coppell Lake Breeze – Rezoning)

V. **ADJOURNMENT**

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

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

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



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**PLANNING & ZONING COMMISSION
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, OCTOBER 18, 2022
5:30 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Russell Boswell	City of Celina	Commissioner	Present	
Michael Dawson	City of Celina	Commissioner	Present	
Brandon Grumbles	City of Celina	Commissioner	Present	
Daniel Rojas	City of Celina	Commissioner	Present	
Daniel Trigo	City of Celina	Commissioner	Present	
Shawn Bain	City of Celina	Chair	Present	
Bryan Poché	City of Celina	Vice Chair	Present	
Dusty McAfee AICP	City of Celina	Director of Development Services	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	

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.

Reconvene Into Open Session

A. Growth Strategies Discussion:

Dusty McAfee, Executive Director of Development Services, presented the City's growth strategies options.

III. CONSENT AGENDA:

A. Minutes Approval:

- Minutes from the September 20, 2022, Planning & Zoning Commission meeting.

Minutes Acceptance: Minutes of Oct 18, 2022 5:30 PM (Minutes Approval)

- B. Consider and act upon a Final Plat for Legacy Frontier Apartments Addition, being approximately 29 acres; generally located at the northwest corner of Legacy Drive and future Frontier Parkway. (Legacy Frontier Apartments Addition – Final Plat)

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bryan Poché, Vice Chair
SECONDER:	Daniel Rojas, Commissioner
AYES:	Boswell, Dawson, Grumbles, Rojas, Trigo, Bain, Poché

IV. PUBLIC HEARINGS/ACTION ITEMS:

- A. Conduct a public hearing to consider and act upon a request to amend the City's Code of Ordinances, by amending Chapter 14: Zoning, to modify overlay district regulations. (Overlay Districts – Text Amendment)

Mr. McAfee, presented the staff report.

Chair Bain opened the public hearing.

Rob Daake, 708 Hackberry Ridge Drive, McKinney, Texas, 75070, expressed concerns regarding the text amendments, asking the Commission to deny the item. He noted that the market will determine how to maximize value within the overlays and asking the Commission to trust the private sector.

The commissioners discussed the item and the public hearing was closed.

Vice Chair Poché motioned to approve the item as proposed.

Commissioner Rojas seconded the item.

Motion was carried and the item was approved with a vote of 6-1, with Commissioner Trigo being the dissenting vote.

RESULT:	APPROVED [6 TO 1]
MOVER:	Bryan Poché, Vice Chair
SECONDER:	Daniel Rojas, Commissioner
AYES:	Boswell, Dawson, Grumbles, Rojas, Bain, Poché
NAYS:	Trigo

- B. Conduct a public hearing to consider and act upon a request to zone approximately 3 acres to a Planned Development (PD) with Commercial, Office, and Retail District (C) base zoning, generally located at the southwest corner of Louisiana Drive and future J. Fred Smith Parkway, within the Extraterritorial Jurisdiction (ETJ). (3G10 Investments – Zoning)

Bella Lopez, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

Mr. Daake, applicant, provided a background on the project and made himself available to answer questions.

The commissioners discussed the item and the public hearing was closed.

Vice Chair Poché motioned to approve the item as proposed.

Commissioner Boswell seconded the item.

All were in favor, and the item was approved.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bryan Poché, Vice Chair
SECONDER:	Russell Boswell, Commissioner
AYES:	Boswell, Dawson, Grumbles, Rojas, Trigo, Bain, Poché

- C. Conduct a public hearing to consider and act upon a request to zone approximately 25 acres to Mixed-Use District (MU), generally located south of Carey Road and approximately 1,240 feet west of future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (SW Carey & Legacy - Zoning)

Kari White, Senior Planner, presented the staff report.

Chair Bain opened the public hearing.

Mr. Daake, applicant, presented the project to the Commission and explained that the zoning request fits the Future Land Use Plan.

Rex Glendenning, property owner, 12400 Preston Road, Frisco, Texas, 75033, explained to the Commission that the property has significant floodplain making it challenging to develop.

The commissioners discussed the item.

Commissioner Rojas motioned to approve the item.

Vice Chair Poché seconded the item.

Motion was approved 6-1, with Commissioner Trigo being the dissenting vote.

RESULT:	APPROVED [6 TO 1]
MOVER:	Daniel Rojas, Commissioner
SECONDER:	Bryan Poché, Vice Chair
AYES:	Boswell, Dawson, Grumbles, Rojas, Bain, Poché
NAYS:	Trigo

- D. Conduct a public hearing to consider and act upon a request to zone approximately 26 acres to Mixed-Use District (MU), generally located at the northwest corner of future Celina Parkway and County Road 57, within the Extraterritorial Jurisdiction (ETJ). (Young Tract - Zoning)

Ms. White presented the staff report.

Chair Bain opened the public hearing.

Mr. Daake, applicant, presented the project to the Commission and explained that the zoning request fits the Future Land Use Plan.

Mr. Glendenning, property owner, spoke to the Commission and explained that the property will act as a buffer between the salvage yard to the west and the single family to the east.

Matthew Kiran, 12400 Preston Road, Frisco, Texas, 75033, spoke to the Commission explaining that the property will act as a transition piece.

The commissioners discussed the item.

Commissioner Dawson motioned to approve the item as proposed.

Commissioner Boswell seconded the item.

Motion was approved 5-2, with Commissioner Grumbles and Commissioner Trigo being the dissenting votes.

RESULT:	APPROVED [5 TO 2]
MOVER:	Michael Dawson, Commissioner
SECONDER:	Russell Boswell, Commissioner
AYES:	Boswell, Dawson, Rojas, Bain, Poché
NAYS:	Grumbles, Trigo

V. ADJOURNMENT:

Chair Bain adjourned the meeting at 7:20 p.m.



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Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: November 15, 2022
Re: Legacy Hills Del Webb Phase 1 - Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for Legacy Hills Del Webb Phase 1, being approximately 101 acres; generally located at the northwest corner of future Celina Parkway and future Pacino Pass. (Legacy Hills Del Webb Phase 1 – Preliminary Plat)

Owner/Developer:

KFM Engineering & Design
3501 Olympus Blvd.
Dallas, TX 75019

Background Information:

The preliminary plat shows 377 single-family lots and 5 HOA/open space lots for a new residential neighborhood, and is in conformance with Celina's subdivision regulations, the zoning, and the associated Development Agreement.

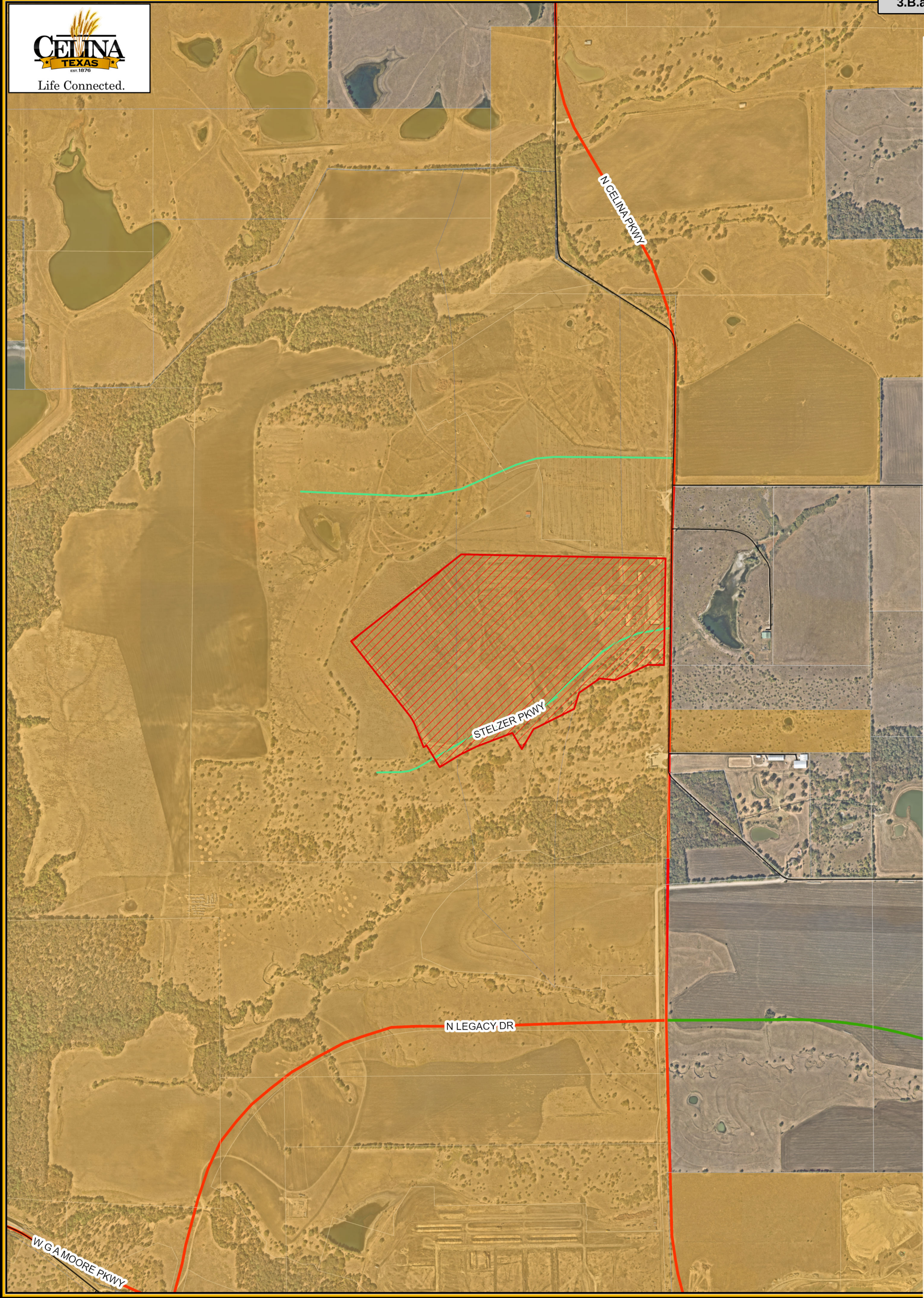
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

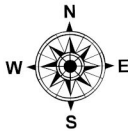
- Location Map
- Preliminary Plat

Staff Recommendation:

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



Attachment: Location Map (Legacy Hills Del Webb Phase 1 – Preliminary Plat)

Legend  Subject Property  City Limits  Roads  Parcels	Legacy Hills Del Webb Ph 1 Location Map City of Celina 10/25/2022	 0 500 1,000 Feet
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LOT AREAS TABLE

Block	Lot	Acres	Area (sq. ft.)	Block	Lot	Acres	Area (sq. ft.)	Block	Lot	Acres	Area (sq. ft.)	Block	Lot	Acres	Area (sq. ft.)	Block	Lot	Acres	Area (sq. ft.)	Block	Lot	Acres	Area (sq. ft.)	Block	Lot	Acres	Area (sq. ft.)
A	1	0.144	6269	B	13	0.199	8647	C	13	0.121	5250	G	7	0.184	8012	G	61	0.153	6658	I	20	0.141	6122	L	3	0.185	8072
A	2	0.144	6283	B	14	0.134	5840	C	14	0.115	5000	G	2	0.143	6250	G	62	0.16	6977	I	21	0.14	6104	L	4	0.225	9808
A	3	0.095	4154	B	15	0.134	5840	C	15	0.121	5250	G	3	0.143	6250	G	63	0.15	6554	I	22	0.134	5819	L	5	0.187	8125
A	4	0.145	6306	B	16	0.134	5840	C	16	0.121	5250	G	4	0.143	6250	G	64	0.146	6344	I	23	0.127	5524	L	6	0.187	8125
A	5	0.145	6321	B	17	0.146	6363	C	17	0.121	5250	G	5	0.143	6250	H	1	0.155	6766	I	24	0.122	5293	L	7	0.187	8125
A	6	0.145	6335	B	18	0.152	6643	C	18	0.167	7262	G	6	0.151	6575	H	2	0.115	5003	I	25	0.115	5000	L	8	0.187	8125
A	7	0.146	6349	B	19	0.176	7764	D	1	0.272	11867	G	7	0.255	11126	H	3	0.115	5003	I	26	0.115	5000	L	9	0.231	10011
A	8	0.146	6364	B	20	0.574	24988	D	2	0.148	6450	G	8	0.229	9959	H	4	0.115	5003	I	27	0.115	5000	L	10	0.208	9058
A	9	0.146	6378	B	21	0.229	9954	D	3	0.148	6450	G	9	0.168	7331	H	5	0.115	5003	I	28	0.115	5000	L	11	0.196	8557
A	10	0.147	6392	B	22	0.187	8125	D	4	0.148	6450	G	10	0.125	790030	H	6	0.115	5003	I	29	0.115	5000	L	12	0.252	10978
A	11	0.147	6406	B	23	0.187	8125	D	5	0.148	6450	G	11	0.164	7122	H	7	0.115	5003	I	30	0.115	5000	L	13	0.268	11684
A	12	0.147	6421	B	24	0.219	9558	D	6	0.148	6450	G	12	0.172	7513	H	8	0.115	5003	I	31	0.187	8161	L	14	0.215	9355
A	13	0.148	6435	B	25	0.194	8430	D	7	0.148	6450	G	13	0.146	6365	H	9	0.115	5003	J	1	0.184	8012	L	15	0.237	10312
A	14	0.148	6449	B	26	0.211	9209	D	8	0.148	6450	G	14	0.152	6603	H	10	0.115	5003	J	2	0.143	6250	L	16	0.241	10486
A	15	0.148	6464	B	27	0.323	14080	D	9	0.19	8262	G	15	0.139	6051	H	11	0.115	5003	J	3	0.143	6250	L	17	0.211	9180
A	16	0.149	6478	B	28	0.247	10759	D	10	0.156	6816	G	16	0.161	7008	H	12	0.115	5003	J	4	0.143	6250	L	18	0.195	8500
A	17	0.149	6492	B	29	0.14	6082	D	11	0.118	5160	G	17	0.143	6250	H	13	0.115	5014	J	5	0.143	6250	L	19	0.195	8500
A	18	0.149	6506	B	30	0.143	6250	D	12	0.118	5160	G	18	0.143	6250	H	14	2.647	115299	J	6	0.152	6601	L	20	0.195	8500
A	19	0.15	6521	B	31	0.143	6250	D	13	0.118	5160	G	19	0.143	6250	H	15	0.117	5116	J	7	0.168	7298	L	21	0.195	8500
A	20	0.141	6160	B	32	0.143	6250	D	14	0.118	5160	G	20	0.143	6250	H	16	0.122	5319	J	8	0.162	7069	L	22	0.218	9502
A	21	0.295	12829	B	33	0.143	6250	D	15	0.118	5160	G	21	0.143	6250	H	17	0.176	7681	J	9	0.159	6932	L	23	0.204	8871
A	22	0.289	12603	B	34	0.143	6250	D	16	0.118	5160	G	22	0.184	8012	H	18	0.109	4728	J	10	0.154	6719	L	24	0.222	9684
A	23	0.134	5850	B	35	0.143	6250	D	17	0.118	5160	G	23	0.141	6137	H	19	0.122	5322	J	11	0.143	6250				
A	24	0.161	7002	B	36	0.115	5000	D	18	0.118	5160	G	24	0.115	5000	H	20	0.167	7257	J	12	0.167	7293				
A	25	0.167	7256	B	37	0.115	5000	D	19	0.232	10102	G	25	0.115	5000	H	21	0.119	5200	J	13	0.161	7033				
A	26	0.162	7054	B	38	0.115	5000	E	1	0.228	9936	G	26	0.115	5000	H	22	0.119	5200	J	14	0.115	5000				
A	27	0.164	7141	B	39	0.115	5000	E	2	0.187	8125	G	27	0.115	5000	H	23	0.119	5200	J	15	0.115	5000				
A	28	0.146	6361	B	40	0.115	5000	E	3	0.187	8125	G	28	0.115	5000	H	24	0.119	5200	J	16	0.115	5019				
A	29	0.143	6250	B	41	0.115	5000	E	4	0.187	8125	G	29	0.115	5000	H	25	0.125	5431	J	17	0.157	6840				
A	30	0.143	6250	B	42	0.115	5000	E	5	0.187	8125	G	30	0.115	5000	H	26	0.131	5695	J	18	0.193	8414				
A	31	0.17	7387	B	43	0.115	5000	E	6	0.187	8125	G	31	0.115	5000	H	27	0.129	5607	J	19	0.182	7918				
A	32	0.17	7387	B	44	0.115	5000	E	7	0.187	8125	G	32	0.115	5000	H	28	0.161	7029	J	20	0.115	5000				
A	33	0.143	6250	B	45	0.115	5000	E	8	0.187	8125	G	33	0.115	5000	H	29	0.115	5000	J	21	0.115	5000				
A	34	0.143	6250	B	46	0.115	5000	E	9	0.213	9262	G	34	0.119	5190	H	30	0.115	5000	J	22	0.115	5000				
A	35	0.143	6250	B	47	0.112	4882	E	10	0.193	8387	G	35	0.128	5570	H	31	0.115	5000	J	23	0.115	5000				
A	36	0.143	6250	B	48	0.159	6928	E	11	0.152	6625	G	36	0.137	5950	H	32	0.115	5000	J	24	0.115	5000				
A	37	0.143	7075	B	49	0.273	11902	E	12	0.152	6625	G	37	0.145	6330	H	33	0.115	5000	J	25	0.115	5000				
A	38	0.192	8372	B	50	0.214	9308	E	13	0.152	6625	G	38	0.143	6234	H	34	0.115	5000	J	26	0.115	5000				
A	39	0.173	7541	B	51	0.107	4666	E	14	0.152	6625	G	39	0.244	10614	H	35	0.115	5000	J	27	0.115	5000				
A	40	0.143	6250	B	52	0.115	4995	E	15	0.152	6625	G	40	0.188	8177	H	36	0.115	5000	J	28	0.155	6762				
A	41	0.141	6126	B	53	0.115	5000	E	16	0.152	6625	G	41	0.187	8125	H	37	0.115	5000	K	1	0.042	1815				
A	42	0.187	8145	B	54	0.115	5000	E	17	0.158	6865	G	42	0.187	8125	I	1	0.184	8012	K	2	0.12	5240				
A	43	0.343	14947	B	55	0.115	5000	E	18	0.181	7895	G	43	0.187	8125	I	2	0.143	6250	K	3	0.12	5240				
A	44	0.207	9024	B	56	0.115	5000	E	19	0.245	10686	G	44	0.224	9750	I	3	0.143	6250	K	4	0.12	5240				
A	45	0.063	2762	B	57	0.115	5000	F	1	0.246	10722	G	45	0.222	9654	I	4	0.143	6250	K	5	0.12	5240				
A	46	0.063	2762	B	58	0.115	5000	F	2	0.143	6250	G	46	0.2	8696	I	5	0.143	6250	K	6	0.12	5240				
A	47	0.063	2762	B	59	0.115	5000	F	3	0.146	6372	G	47	0.198	8631	I	6	0.143	6250	K	7	0.12	5240				
A	48	0.081	3512	B	60	0.155	6762	F	4	0.183	7957	G	48	0.198	8604	I	7	0.143	6250	K	8	0.12	5240				
B	1	0.155	6735	C	1	0.171	7435	F	5	0.172	75010	G	49	0.198	8612	I	8	0.143	6250	K	9	0.12	5240				
B	2	0.155	6749	C	2	0.121	5250	F	6	0.165	7197	G	50	0.198	8612	I	9	0.144	6253	K	10	0.12	5240				
B	3	0.155	6764	C	3	0.121	5250	F	7	0.158	6883	G	51	0.198	8612	I	10	0.153	6667	K	11	0.23	10005				
B	4	0.156	6778	C	4	0.121	5250	F	8	0.157	6824	G	52	0.198	8612	I	11	0.169	7362	K	12	0.264	11519				
B	5	0.156	6795	C	5	0.115	5000	F	9	0.159	6909	G	53	0.213	9298	I	12	0.178	7765	K	13	0.226	9849				
B	6	0.282	12291	C	6	0.121	5250	F	10	0.156	6781	G	54	0.276	12011	I	13	0.329	14332	K	14	0.217	9434				
B	7	0.424	18473	C	7	0.121	5250	F	11	0.146	6379	G	55	0.205	8948	I	14	0.233	10139	K	15	0.207	9019				
B	8	0.363	15832	C	8	0.121	5250	F	12	0.143	6250	G	56	0.165	7179	I	15	0.186	8082	K	16	0.213	9260				
B	9	0.235	10243	C	9	0.155	6735	F	13	0.143	6250	G	57	0.162	7064	I	16	0.168	7312	K	17	0.196	8539				
B	10	0.215	9357	C	10	0.155	6735	F	14	0.143	6250	G															



Life Connected.

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 15, 2022
Re: Mosey Tract (Celina Gateway) – Preliminary Plat

Action Requested:

Consider and act upon a Preliminary Plat for the Mosey Tract (Celina Gateway), being approximately 35 acres; generally located at the northwest corner of Dallas Parkway and Frontier Parkway. (Mosey Tract (Celina Gateway) – Preliminary Plat)

Owner/Developer:

Republic Property Group
400 S. Record St., Ste. 1200
Dallas, TX 75202

Background Information:

The preliminary plat shows 3 multi-family lots and is in conformance with Celina's subdivision regulations, the zoning, and the associated Planned Development.

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.



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 15, 2022
 Re: Celina Self-Storage Addition - Conveyance Plat

Action Requested:

Consider and act upon a Conveyance Plat for Celina Self-Storage Addition, being approximately 2 acres; generally located east of Oklahoma Street and approximately 430 feet north of future Sunset Boulevard. (Celina Self-Storage Addition – Conveyance Plat)

Owner/Developer:

Cross Engineering Consultants
 1720 W. Virginia St.
 McKinney, TX 75069

Background Information:

The Conveyance Plat is for one lot east of Oklahoma Drive and approximately 430 feet north of future Sunset Boulevard, and is in conformance 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
- Conveyance Plat

Staff Recommendation:

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



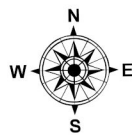
Life Connected.

Legend

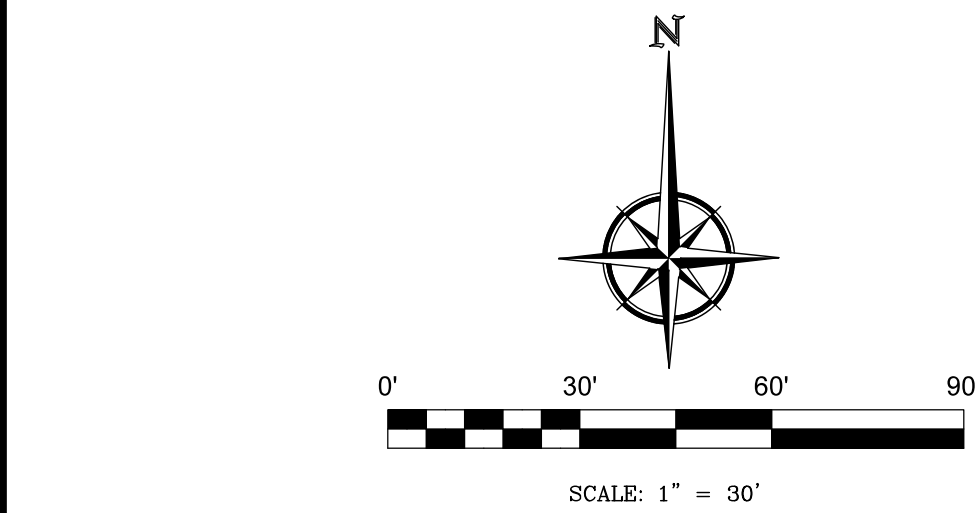
-  Subject Property
-  City Limits
-  Roads
-  Parcels

Celina Self Storage Location Map City of Celina

9/26/2022



0 210 420 Feet



AREA NOTE:

The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.

REFERENCE BEARING NOTE:

The Bearings shown hereon are Geodetic and were derived from GPS observations and measurements from The City of Celina Control Monument No. 1 and are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD-83 projection.

MONUMENT NOTE:

All lot corner monuments set by this Surveyor are 1/2 inch diameter rebar, 18 inches long, topped with a red plastic cap, stamped "RPLS 4701" or if in concrete pavement, a mag nail with a steel washer, stamped "RPLS 4701", unless otherwise noted.

FLOOD ZONE NOTE:

This Surveyor has reviewed Flood Insurance Rate Map No. 48085C0110J (effective date June 2, 2009) published by the Federal Emergency Management Administration for Collin County, Texas and based upon said scaled map and graphic plotting, such review revealed that part of the subject parcel lies within "ZONE X" (Shaded), an area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

SUBDIVISION NOTES:

All lots comply with the minimum size requirements of the zoning district.

This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.

Notice--Selling a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and State of Texas statutes and is subject to fines and withholding of utilities and building permits.

This plat does not alter or remove existing deed restrictions, if any, on this property.

Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.

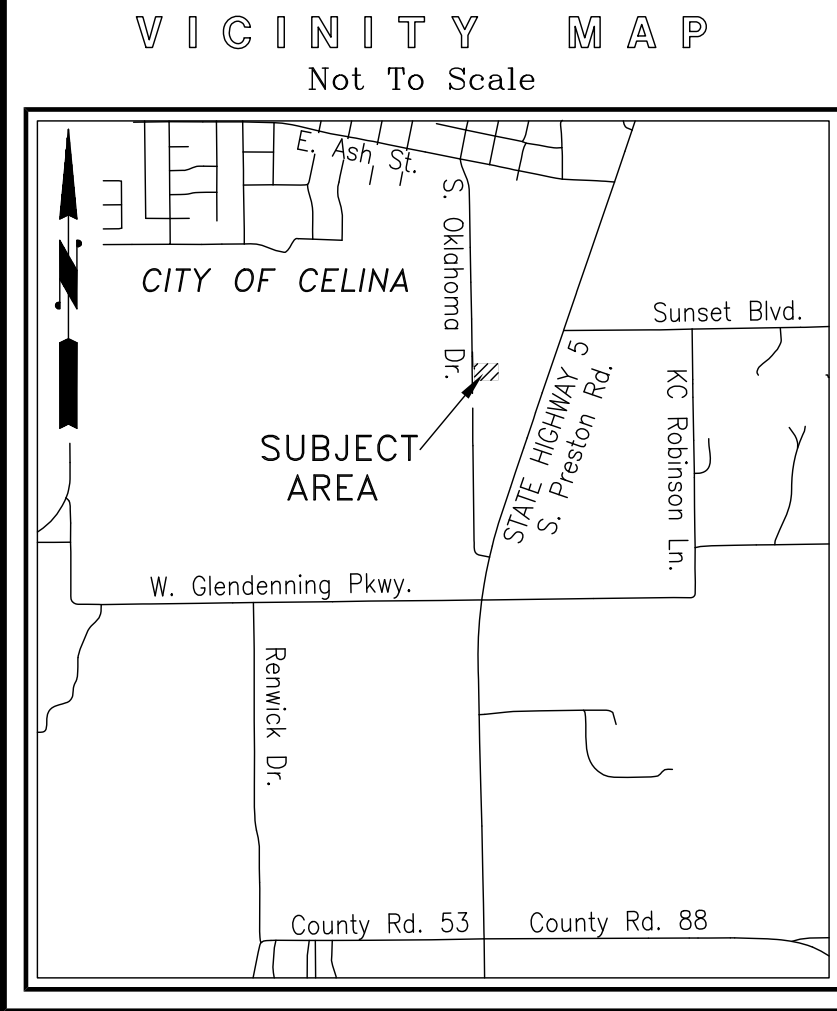
All parking spaces required of new development shall be reserved for general public use by businesses, both on-site and adjacent.

No overhead utilities are permitted on the subject property

The undersigned does hereby covenant and agree that he or she or they shall construct upon the fire lane easements, as dedicated as shown hereon, a hard surface in accordance with the City of Celina's paving standards for fire lane, and that he or she or they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the accessibility of fire apparatus. The maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The local law enforcement agency(s) is hereby authorized to enforce parking regulations within the fire lanes, and to cause such fire lanes and utility easements to be maintained free and unobstructed at all times for Fire Department and emergency use.

The undersigned does hereby covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to public vehicular and pedestrian use and access, and for Fire Department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Celina, its agents, employees, workmen and representatives having ingress, egress, and regress in, along, upon and across said premises.

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 services provided, for land that has only received approval as a Conveyance Plat.



ABBREVIATIONS:

Vol. = Volume
Pg. = Page
Doc. No. = Document Number
D.R.C.C.T. = Deed Records, Collin County, Texas
CM = Controlling Monument
CIRS = 1/2" Iron Rod Set With Red Plastic Cap, Stamped "RPLS 4701"
IRF = Iron Rod Found
RPLS = Registered Professional Land Surveyor

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°54'51" E	47.09'
L2	N 00°50'10" W	25.59'
L3	S 00°50'10" E	25.41'
L4	S 88°54'51" W	24.00'

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	89°45'01"	20.00'	31.33'	N 44°02'20" E	28.22'
C2	90°14'59"	20.00'	31.50'	S 45°57'40" E	28.35'
C3	52°25'22"	20.00'	18.30'	S 25°07'32" W	17.67'
C4	90°00'00"	20.00'	31.42'	N 46°05'09" W	28.28'

E REAL ESTATE LLC
Remainder of
Original Called 20,000 Acres
Doc. No. 20200212000196480
Correction Deed
Doc. No. 20200428000610230
D.R.C.C.T.

State Plane-NAD 83
N:7,165,822.149
E:2,493,023.712

PROPOSED 17'
R.O.W. TAKE
City of Celina
Resolution No. 2021-101R
Doc. No. 20211207002481610
D.R.C.C.T.

20' SANITARY
SEWER EASEMENT
Vol. 3310, Pg. 268
D.R.C.C.T.

35' ACCESS &
UTILITY EASEMENT
Doc. No. 20170822001120570
D.R.C.C.T.

MARTINEK FARMING, LLC
Doc No. 20090224000202330
D.R.C.C.T.

PROPOSED 30'
TEMPORARY CONSTRUCTION EASEMENT
City of Celina
Resolution No. 2021-101R
Doc. No. 20211207002481610
D.R.C.C.T.

LOT 1, BLOCK A

63,399 Sq. Feet
1.455 Acres

"For Conveyance Purposes Only"

Approximate limits of Zone X (Shaded) as
scaled from FEMA Map No. 48085C0110J
Effective Date June 2, 2009.

E REAL ESTATE LLC
Part of
Original Called 20,000 Acres
Doc. No. 20200212000196480
Correction Deed
Doc. No. 20200428000610230
D.R.C.C.T.

ZONE "X"
(Shaded)

20' SANITARY SEWER EASEMENT
Vol. 6012, Pg. 2243 ~ D.R.C.C.T.

POINT OF
BEGINNING

1/2" IRF (CM)
1.5' NORTHWEST OF
FENCE CORNER POST
State Plane-NAD 83
N:7,165,822.149
E:2,493,023.712

CENTRAL FRISCO, LTD.
Vol. 5938, Pg. 441
D.R.C.C.T.

CELINA SELF STORAGE, LP
Called 2,3718 Acres (Tract 1)
Doc. No. 20150915001168820
D.R.C.C.T.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, E REAL ESTATE, LLC, a Texas limited liability company, are the sole owners of a certain tract of land in the City of Celina, in the Collin County School Land Survey, Abstract No. 167 of Collin County, Texas and being a part of that remaining called 13.5 acres of land described in a Special Warranty Deed to E Real Estate LLC, recorded in Document No. 20200212000196480, Deed Records, Collin County, Texas (D.R.C.C.T.) and later described in an Amendment And Correction Of Special Warranty Deed, recorded in Document No. 20200428000610230, D.R.C.C.T. and said E Real Estate tract being a part of an original 20,000 acre tract of land described in a deed to Eland Energy, Inc., recorded in Document No. 97-0066580, D.R.C.C.T. and said parcel being more particularly described by metes & bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the occupied east right-of-way line of S. Oklahoma Street (a.k.a. Business Spur 289 ~ undocumented right-of-way width) for the southwest corner of the above described E Real Estate tract (and said original 20,000 acre tract) and on the north line of that certain called 25.952 acre tract of land described in a deed to Central Frisco, LTD., recorded in Volume 5938, Page 441, D.R.C.C.T. and said point bears 1.5 feet northwest of an old wooden fence corner post and also, a found 2 inch iron pipe bears South 71 deg. 28 min. 09 sec, East -3.37 feet;

THENCE: North 00 deg. 50 min. 10 sec. West, along the west line of said E Real Estate tract and the occupied east line of said S. Oklahoma Street, a distance of 239.00 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northwest corner of this hereinafter described parcel of land and from said point, a 1/2 inch iron rod, topped with an orange plastic cap, stamped "Peiser & Mankin", found for the northwest corner of the above described 20,000 acre Eland Energy, Inc. tract;

THENCE: North 88 deg. 54 min. 51 sec. East, departing from said S. Oklahoma Street, over and across said E Real Estate tract, a distance of 264.75 feet to a 1/2 inch iron rod, topped with a red plastic cap, stamped "RPLS 4701", set for the northeast corner of this tract and the northwest corner of that certain called 2,3718 acre tract of land described as "Tract 1" in a deed to Celina Self Storage, LP, recorded in Document No. 20150915001168820, D.R.C.C.T.;

THENCE: South 01 deg. 05 min. 09 sec. East, along the west line of said 2,3718 acre Celina Self Storage tract, a distance of 239.00 feet to a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "Votek RPLS 4813", found for the southwest corner of said 2,3718 acre Celina Self Storage tract, on the south line of said E Real Estate tract and same being on the north line of the above described 25.952 acre Central Frisco tract;

THENCE: South 88 deg. 54 min. 51 sec. West, along the common line of said E Real Estate tract and said Central Frisco tract, a distance of 265.79 feet to the POINT OF BEGINNING and containing 63,400 square feet or 1.456 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **E REAL ESTATE, LLC**, acting herein by and through his/her(its) duly authorized officer(s), does hereby adopt this plat designating the herein above described property as, LOT 1, BLOCK A, CELINA SELF STORAGE ADDITION, an addition to the City of Celina, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, fire lanes, drive aisles, 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, and any other property necessary to serve the plat and to implement the requirements of the subdivision regulations and other City codes and do hereby bind ourselves, our heirs, successors and assigns to warrant and to forever defend the title on the land so dedicated. Further, the undersigned covenants and agrees that he/she shall maintain all easements and facilities in a state of good repair and functional condition at all times in accordance with City codes and regulations. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be installed, if approved by the City of Celina. At no point shall any overhead utilities be installed on the subject property. The City of Celina and public utility entities shall have the right to access and maintain all respective easements without the necessity at any time of procuring permission from anyone.

WITNESS MY HAND IN COLLIN COUNTY, Texas, this the _____ day of _____, 2022.

E REAL ESTATE, LLC, a Texas limited liability company

By: Eland Energy, Inc. a Texas Corporation Manager

By: GREG ALLEN, President

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **GREG ALLEN**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE,

this the _____ day of _____, 2022.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Lawrence H. Ringley, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Celina.

DATED this the _____ day of _____, 2022.

PRELIMINARY

RELEASED 08/04/22 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

Lawrence H. Ringley
State of Texas, RPLS No. 4701

CERTIFICATE OF PLAT APPROVAL

APPROVED:

City Development Official
City of Celina, Texas

Date

Witness by hand this _____ day of _____, 2022

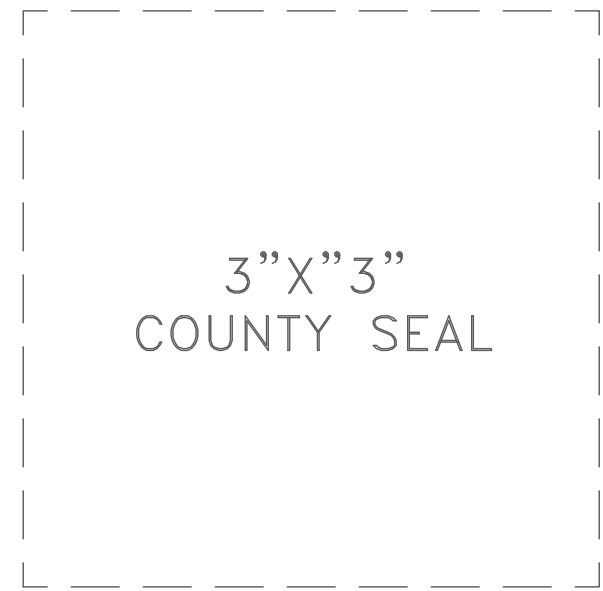
City Secretary
City of Celina, Texas

OWNER:

E REAL ESTATE, LLC
Contact: Greg Allen
16400 Dallas Parkway, Suite 100
Dallas, Texas 75248
214-368-6100, ext. 2187

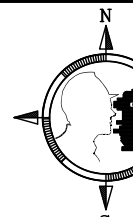
SURVEYOR

RINGLEY & ASSOCIATES, INC.
Contact: Lawrence H. Ringley
701 S. Tennessee Street
McKinney, Texas 75069
972-542-1266
LHR@Ringley.com



CONVEYANCE PLAT

CELINA SELF STORAGE ADDITION
LOT 1, BLOCK A
situated in the
Collin County School Land Survey, Abstract No. 167
1.455 Acres
City of Celina, Collin County, Texas
Date of Preparation: 08/04/2022



RINGLEY & ASSOCIATES, INC.

SURVEYING • MAPPING • PLANNING
Texas Firm Registration No. 10061300
701 S. Tennessee - McKinney, Texas 75069
(972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Shack	08/04/2022	1" = 30'	2022-011	2022-011-CP.DWG	Packet Pg. 15



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
 From: Bella Lopez, Senior Planner
 CC: Dusty McAfee AICP, Director of Development Services
 Date: November 15, 2022
 Re: Legacy Hills 67 – Conveyance Plat

Action Requested:

Consider and act upon a Conveyance Plat for Legacy Hills 67, being approximately 68 acres; generally located east of Dallas Parkway and approximately 940 feet south of future O'Brien Drive. (Legacy Hills 67 – Conveyance Plat)

Owner/Developer:

KFM Engineering & Design
 35001 Olympus Blvd., Ste. 100
 Dallas, TX 75019

Background Information:

The Conveyance Plat is for three lots east of Dallas Parkway and approximately 940 feet south of future O'Brien Drive, and is in conformance with Celina's subdivision regulations.

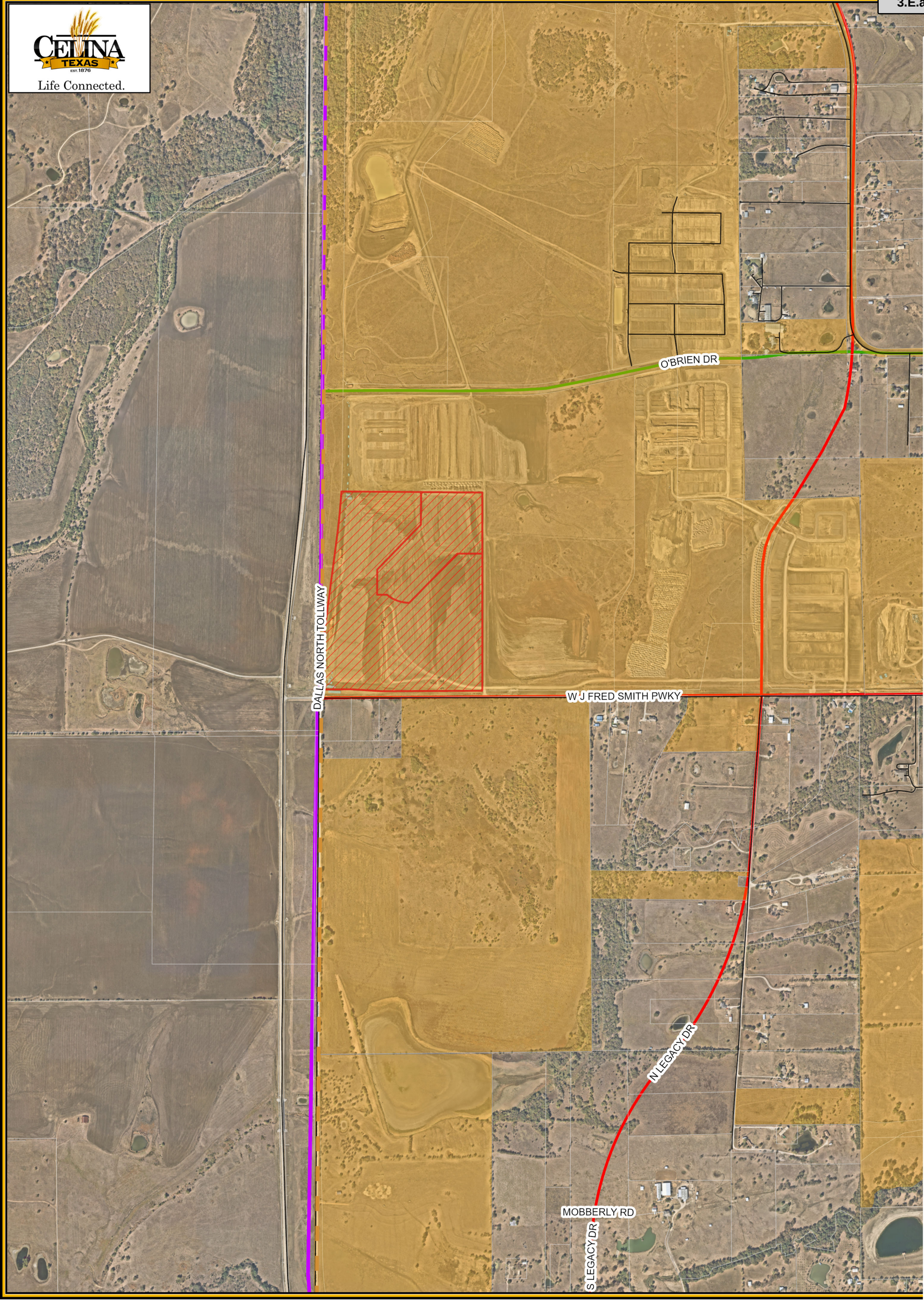
Plat approval is not discretionary, and if the plat meets all applicable standards and regulations, State law requires the City to approve the plat.

Supporting Documents:

- Location Map
- Conveyance Plat

Staff Recommendation:

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



Life Connected.

DALLAS NORTH TOLLWAY

O'BRIEN DR

W J FRED SMITH PWKY

N LEGACY DR

MOBBERLY RD

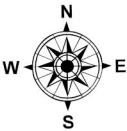
S LEGACY DR

Legend

- Subject Property
- City Limits
- Roads
- Parcels

**Legacy Hills 67
Location Map
City of Celina**

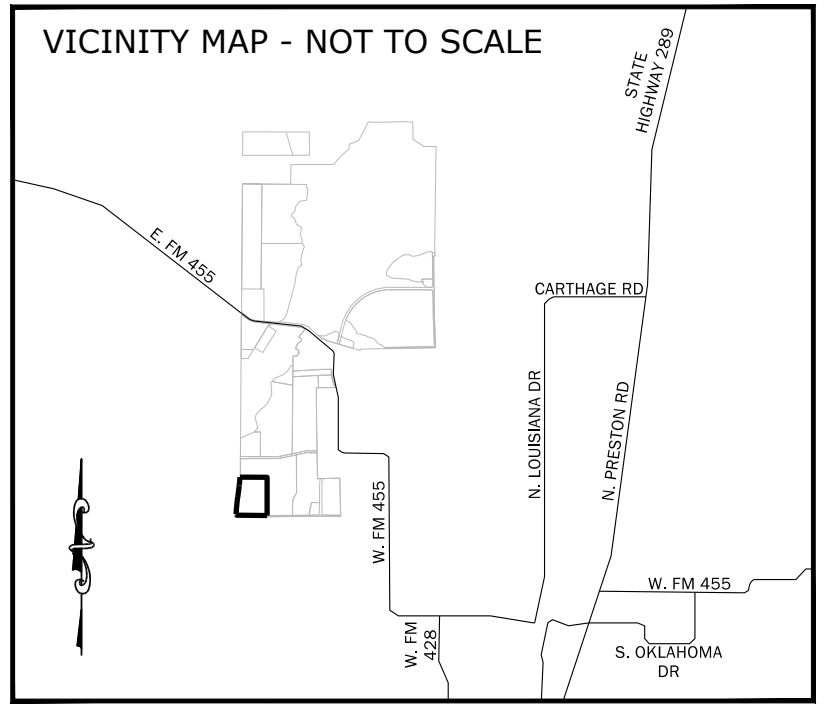
10/25/2022



0 500 1,000
Feet

Attachment: Location Map (Legacy Hills 67 – Conveyance Plat)

X:\2021\21-0195-18\Survey\DWG\21-0195-18 Conveyance Plat - ST-REV1.dwg



LEGAL DESCRIPTION:

BEING 67.577 acres of land situated in the German Emigration Co. Survey, Abstract No. 356, Collin County, Texas and being all of that certain called 67.578 acre tract of land conveyed in deed to Squeaky Dynavest South, LP., recorded in Instrument No. 20210810001612250 of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod found for the northwest corner of said 67.578 acre tract, same being a northwest corner of a called 128.578 acre tract of land conveyed to Mattamy Texas, LLC., recorded in Instrument No. 20210810001607050 (O.P.R.C.C.T.), same being in the common east line of a tract of land conveyed to North Texas Tollway Authority, recorded in Document No. 2020072001126930 (O.P.R.C.C.T.), from which a 5/8-inch iron rod with aluminum cap stamped "NORTH TEXAS TOLLWAY AUTHORITY" found in the west line of said North Texas Tollway Authority tract bears North 01° 57' 30" East a distance of 308.29 feet;

THENCE South 89° 35' 29" East, with the common south line of said Mattamy Texas, LLC. Tract, a distance of 786.02 feet to a 5/8-inch iron rod with plastic cap stamped "Landpoint" set (herein referred to as capped iron rod set) in said common line;

THENCE South 89° 36' 02" East, continuing with the common south line of said Mattamy Texas, LLC. Tract, a distance of 604.03 feet to a 5/8-inch iron rod with plastic cap stamped "Landpoint" found for the northeast corner of said 67.578 acre tract, same being an interior corner of said Mattamy Texas, LLC. Tract;

THENCE South, with the common west line of said Mattamy Texas, LLC. Tract, a distance of 1,958.28 feet to a capped iron rod set for the southeast corner of said 67.578 acre tract, same being the southwest corner of said Mattamy Texas, LLC. Tract, from which a 1/2-inch iron rod found bears South 02° 22' 39" West a distance of 3.59 feet;

THENCE South 89° 45' 01" West, along the south line of said 67.578 acre tract, same being the north line of a called 913.082 acre tract of land described as "Tract 2" as conveyed to MM Celina 3200, LLC., recorded in Instrument No. 20210802001553660 (O.P.R.C.C.T.), a distance of 995.14 feet to a capped iron rod set;

THENCE North 86° 26' 09" West, with the common north line of said MM Celina 3200 tract, a distance of 300.67 feet to a capped iron rod set;

THENCE South 89° 45' 01" West, with the common north line of said MM Celina 3200 tract, a distance of 260.00 feet to a capped iron rod set for a southwest corner of said 67.578 acre tract, from which a 1/2-inch iron rod found in the west line of said MM Celina 3200 tract bears South 40° 36' 01" West a distance of 62.28 feet;

THENCE North 44° 34' 36" West, with the north line of said MM Celina 3200 tract, a distance of 55.90 feet to a capped iron rod set for a southwest corner of said 67.578 acre tract, same being a northwest corner of said MM Celina 3200 tract, said point being the beginning of a non-tangent curve to the right having a radius of 5,530.00, a central angle of 06° 11' 29" and a chord that bears North 04° 23' 58" East a distance of 597.29 feet;

THENCE continuing along said curve to the right a distance of 597.58 feet to a 5/8-inch iron rod with aluminum cap stamped "NORTH TEXAS TOLLWAY AUTHORITY" found for corner of said 67.578 acre tract, said point being in the common east line of said North Texas Tollway Authority tract;

THENCE North 07° 29' 26" East, along the common east line of said North Texas Tollway Authority tract, a distance of 911.82 feet to a 5/8-inch iron rod with aluminum cap stamped "NORTH TEXAS TOLLWAY AUTHORITY" found for corner of said 67.578 acre tract, said point being the beginning of a tangent curve to the left having a radius of 5,929.99 feet, a central angle of 04° 02' 01" and a chord that bears North 05° 27' 53" East a distance of 417.39 feet;

THENCE continuing along said curve to the left a distance of 417.48 feet to the POINT OF BEGINNING containing 67.577 acres of land, more or less.

CONVEYANCE PLAT
LEGACY HILLS
LOTS 1-3
BEING 65.577 ACRES OUT OF THE GERMAN
EMIGRATION CO. SURVEY, ABSTRACT NO. 356
COLLIN COUNTY, TEXAS
2.445 ACRES DEDICATED FOR RIGHT OF WAY

I, Robert Glen Maloy, a Registered Professional Land Survey 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 in January 2021 and that this plat correctly represents the facts found at the time of said survey.

Robert Glen Maloy
Registered Professional Land Surveyor
Texas Registration No. 6028

07/12/2022

OWNER	SQUEAKY DYNAVEST SOUTH, LP	FIELD BOOK	FLOBOOK
PURCHASER	N/A	DATE	DATE
ADDRESS	DALLAS NORTH TOLLWAY AND COUNTY ROAD 9 CELINA, TEXAS	DRAFTING	DRAFTING
		CHECKED	CHECKED
		DATE	DATE
		MTGL CO	MTGL CO
		TITLE CO	TITLE CO
		G.F. NO.	G.F. NO.
		SCALE	SCALE
		KEY MAP	KEYMAP
		JOB NO.	JOBNO

4100 INTERNATIONAL PLAZA, STE. 240
FORT WORTH, TX 76109
(817) 554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

SHEET 1 OF 1

Packet Pg. 18



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 15, 2022
Re: Preston 450 – Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a Development Agreement on approximately 12 acres, generally located at the northeast corner of Kristina Court and Mark Alexander Court, within the Extraterritorial Jurisdiction (ETJ). (Preston 450 – Development Agreement)

Applicant:

Valiant Real Estate
5900 S. Lake Forest Dr., Ste. 300
McKinney, TX 75070

Background Information:

The property is approximately 12 acres within the Extraterritorial Jurisdiction (ETJ). The property owner desires to outline the future annexation and zoning for the tract in order to develop an estate residential neighborhood. 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.



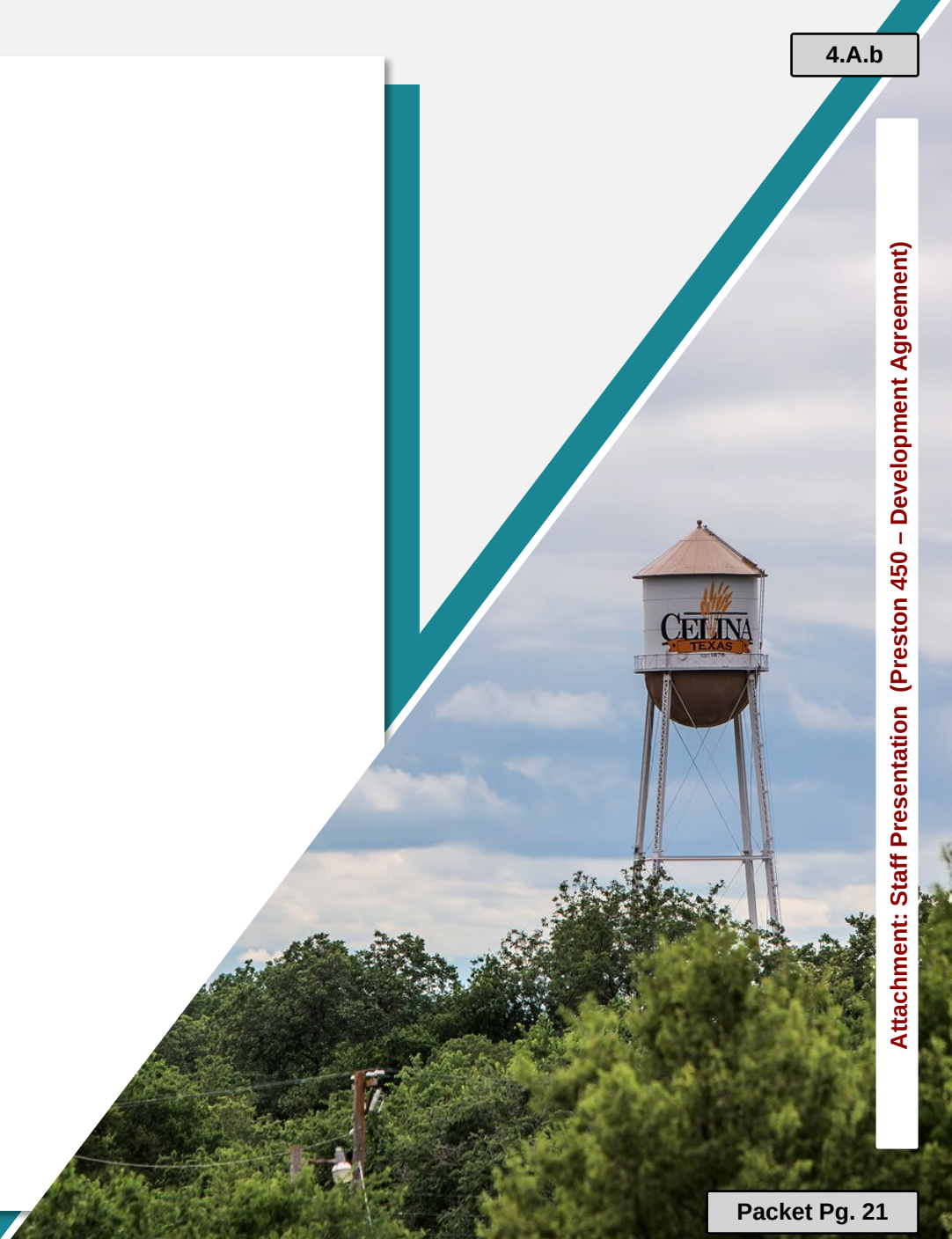
Attachment: Location Map (Preston 450 – Development Agreement)

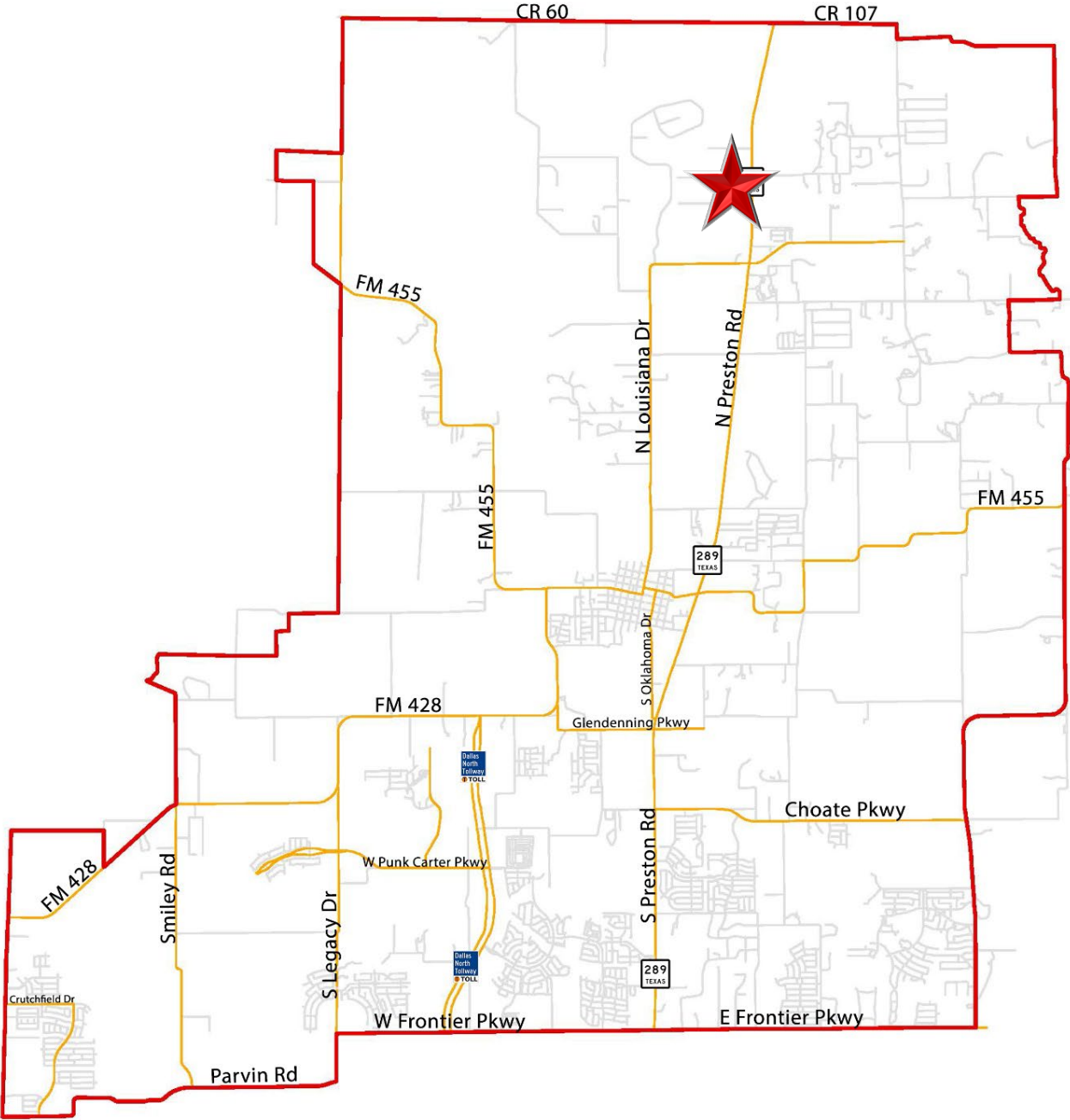
Legend Subject Property City Limits Roads Parcels	Preston 450 Location Map City of Celina 8/30/2022	0 500 1,000 Feet
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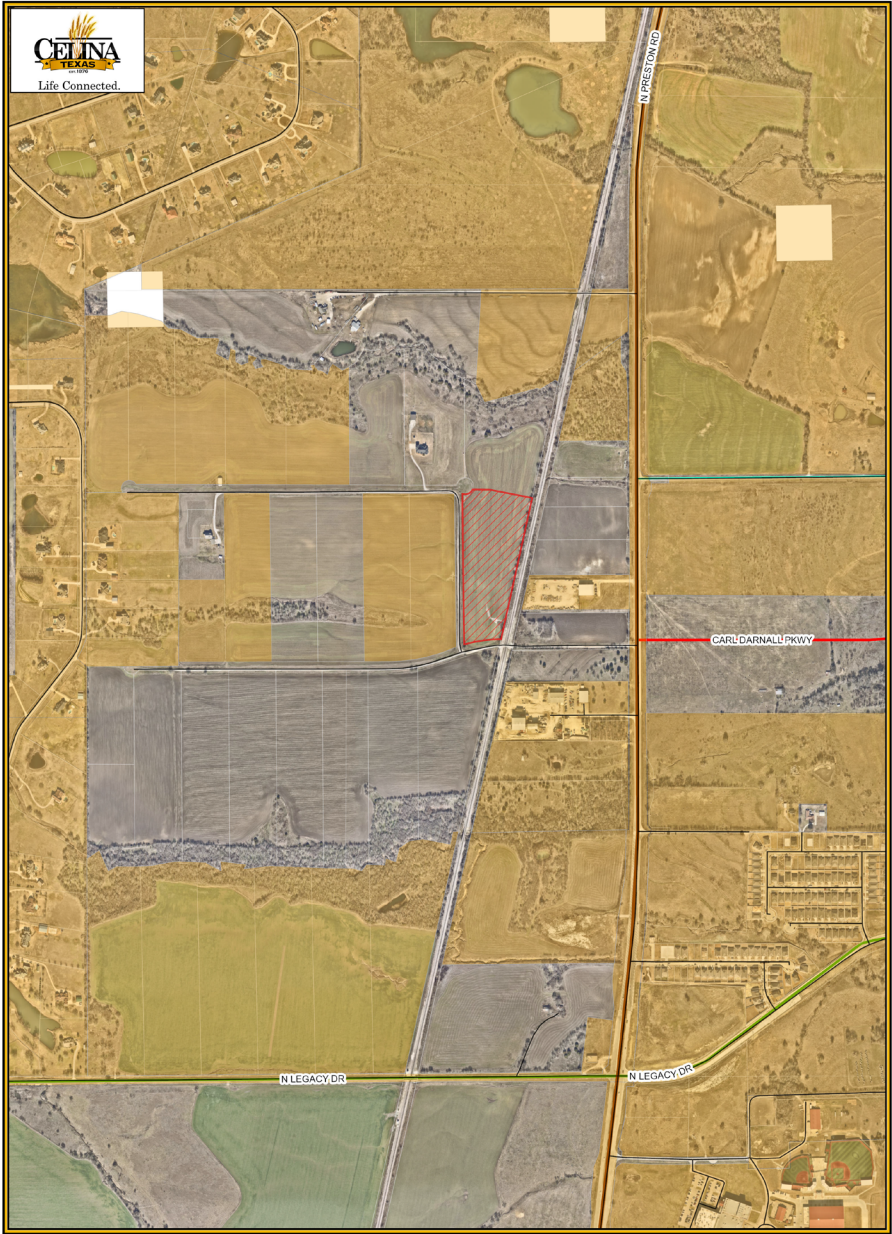
PRESTON 450

Development Agreement

Planning & Zoning Commission
November 15, 2022







LOCATION MAP

The subject property is generally located at the northeast corner of Kristina Court and Mark Alexander Court

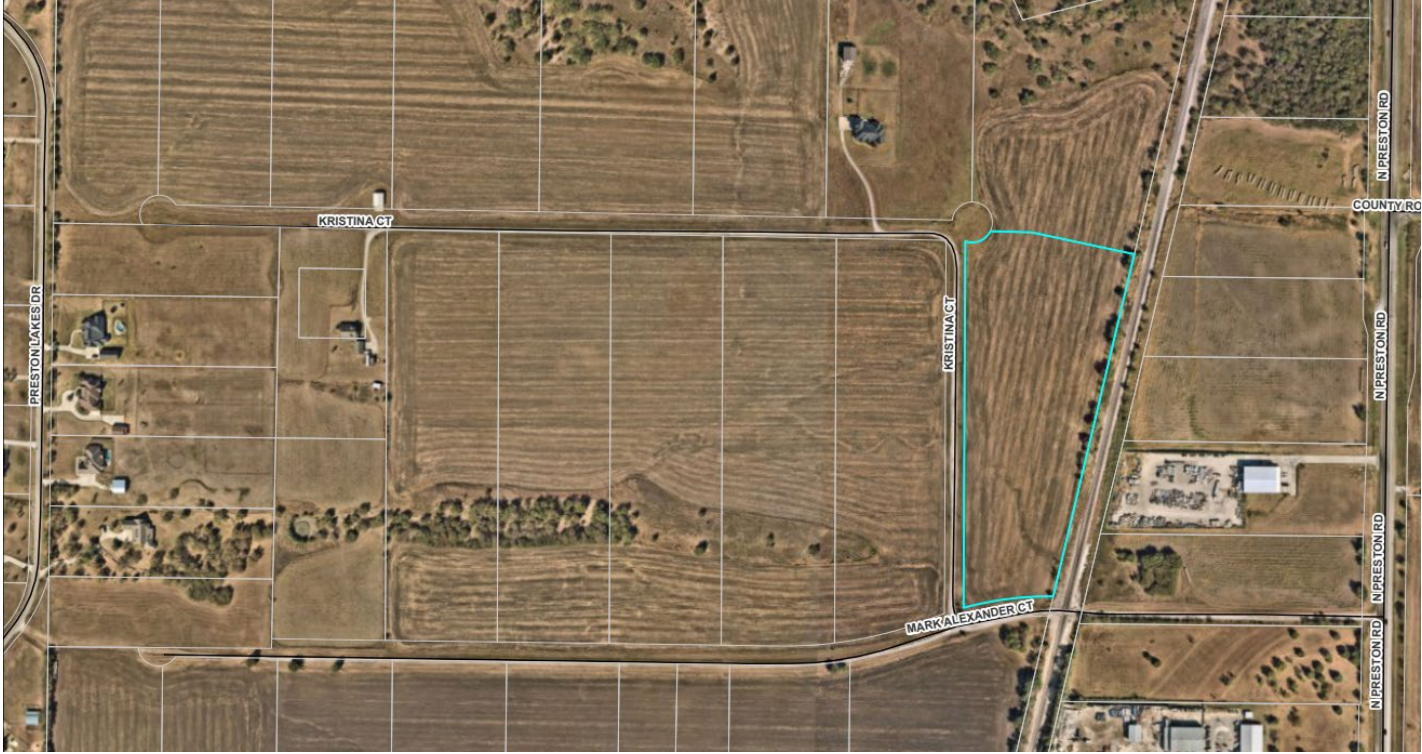
BACKGROUND

- The subject property is approximately 12 acres and located in the Extraterritorial Jurisdiction (ETJ)
- The property owner desires to outline the future annexation and zoning of the property through a Development Agreement with the City
- A pre-annexation agreement for the property was signed in December 2020 and is set to expire in 2035

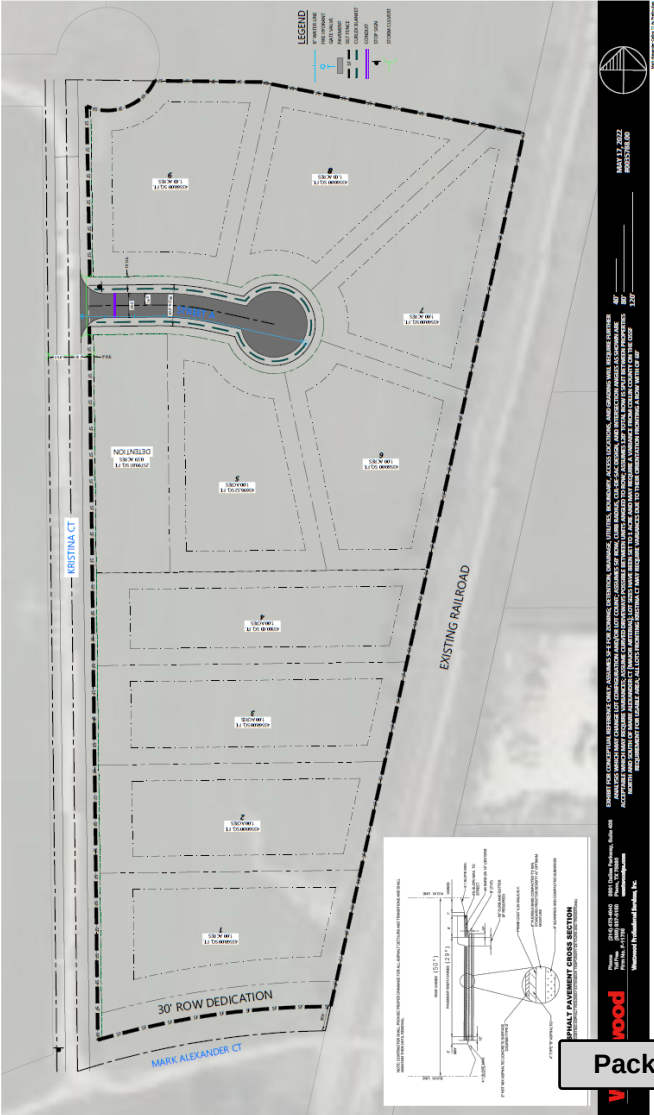
PROJECT OVERVIEW

- The property will be zoned Single-Family Residential Estate District (SF-E), allowing it to be subdivided into minimum 1-acre lots
- The applicant will dedicate right-of-way when required
- The applicant will improve roadway, water, and storm infrastructure to serve the development, as outlined in the agreement
- The project will abide by all City standards

CONCEPT PLAN



MARK ALEXANDER 11.3 ACRE TRACT (10.4 ACRE NET OF ROW)
E.T.J. OF CELINA, TEXAS
ONSITE EXHIBIT



POLICY CONSIDERATIONS

- SF-E is the most appropriate zoning district for this neighborhood
- The Preston 450 subdivision was originally platted in the County and does not meet any modern City standards as far as access and infrastructure
- The planned infrastructure improvements will facilitate the development of other lots within the subdivision

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

EXHIBIT D

Development Standards

Concept Plan

The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configuration of land uses, roadway Public Infrastructure, and other area features. Minor modifications due to the final engineering and design of the project are permitted at the time of platting and shall be administratively approved by the Director of Development Services if such modifications otherwise comply with these Development Standards. The City Manager of the City may administratively approve any amendments to the Concept Plan that the City Manager deems in his/her reasonable discretion to be minor in nature.

Purpose

The subject property is intended to provide for an estate residential development that is rural or country in nature with large lots. In general, design standards will follow all applicable City standards, and land uses shall be consistent with these development standards.

Architecture

The subject property is an architecturally, historically, and culturally significant tract of land that is meaningfully located along a regionally significant thoroughfare; thus, all structures shall abide by the City's architectural standards, as they may be amended. Architecture may include vertical siding for a "modern farmhouse" elevation, with stone accents on the front elevation, but must otherwise conform to the design standards.

Open Space, Trails, & Amenities

Additional open space above and beyond what is shown on the Concept Plan and compliance with the Neighborhood Vision Book is not required due to the minimum lot size being one (1) acre. Other standard regulations apply, such as the perimeter roadway landscape buffers, sidewalks, and any associated detention.

Zoning

The base zoning shall be Single-Family Residential Estate District ("SF-E"), and the development shall abide by the design standards of the City, as found in the Zoning Ordinance, Subdivision Ordinance, and other applicable regulations. The project shall abide by all City regulations, as may be amended, except as follows:

1. All streets shall be concrete with a rural cross section (concrete, bar-ditch drainage, no sidewalk).
2. All private lot fencing shall be ornamental iron where adjacent to thoroughfares.
3. The developer shall connect to internet and gas.



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: November 15, 2022
Re: Choate Loop Ranch – Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 19 acres to Collin County Outer Loop Overlay District (CCOLO), generally located south of the Collin County Outer Loop and approximately 485 feet east of Choate Parkway, within the Extraterritorial Jurisdiction (ETJ). (Choate Loop Ranch – Zoning)

Applicant:

KFM Engineering & Design
3501 Olympus Dr., Ste. 100
Coppell, TX 75219

Background Information:

This item is for the zoning of approximately 19 acres to Collin County Outer Loop Overlay District (CCOLO). Please refer to the attached documents for further information.

Supporting Documents:

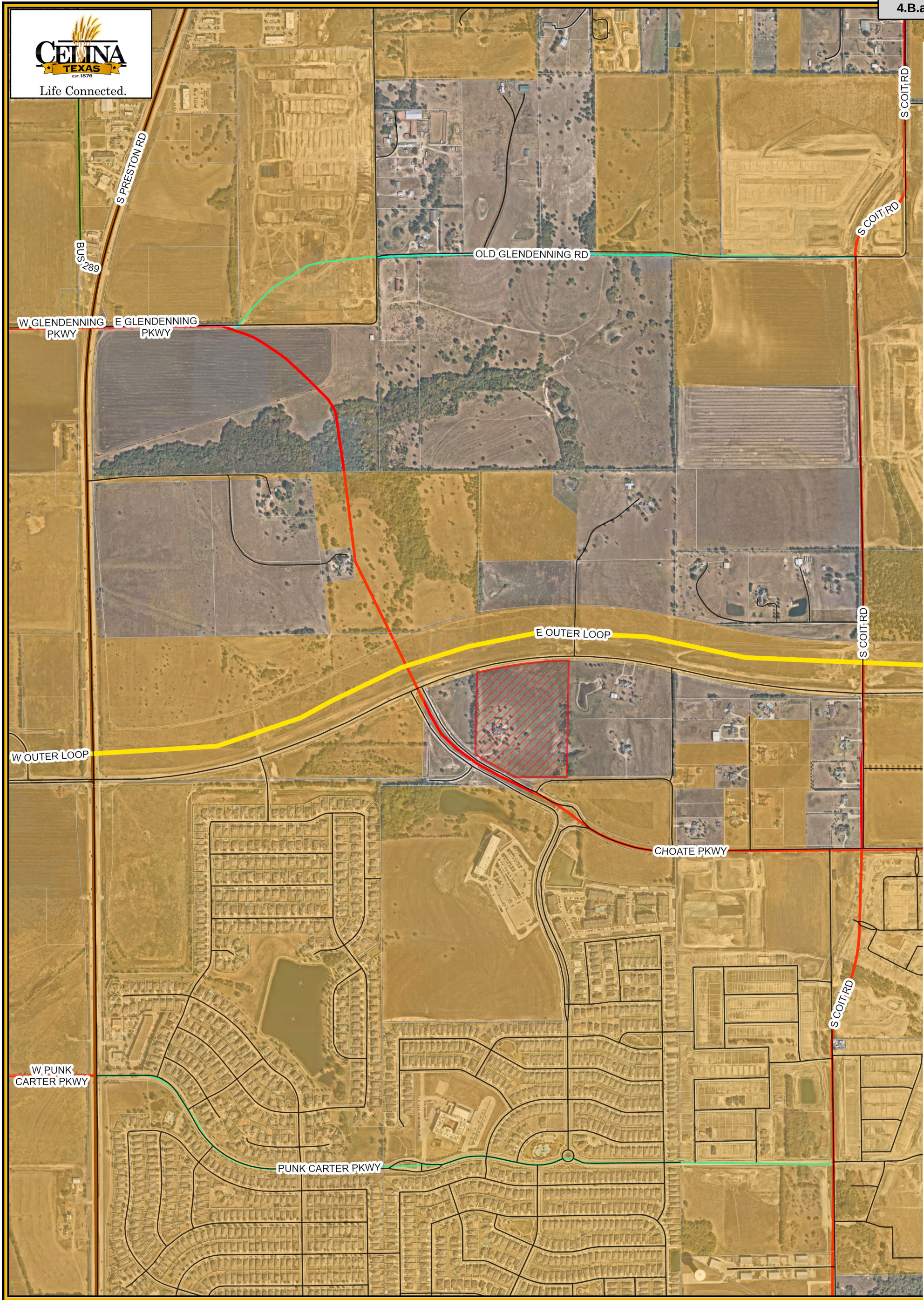
- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Life Connected.



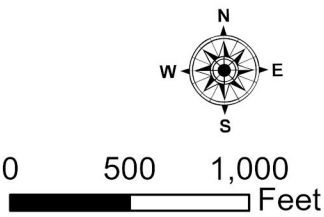
Attachment: Location Map (Choate Loop Ranch - Zoning)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

**Choate Loop Ranch
Location Map
City of Celina**

11/1/2022

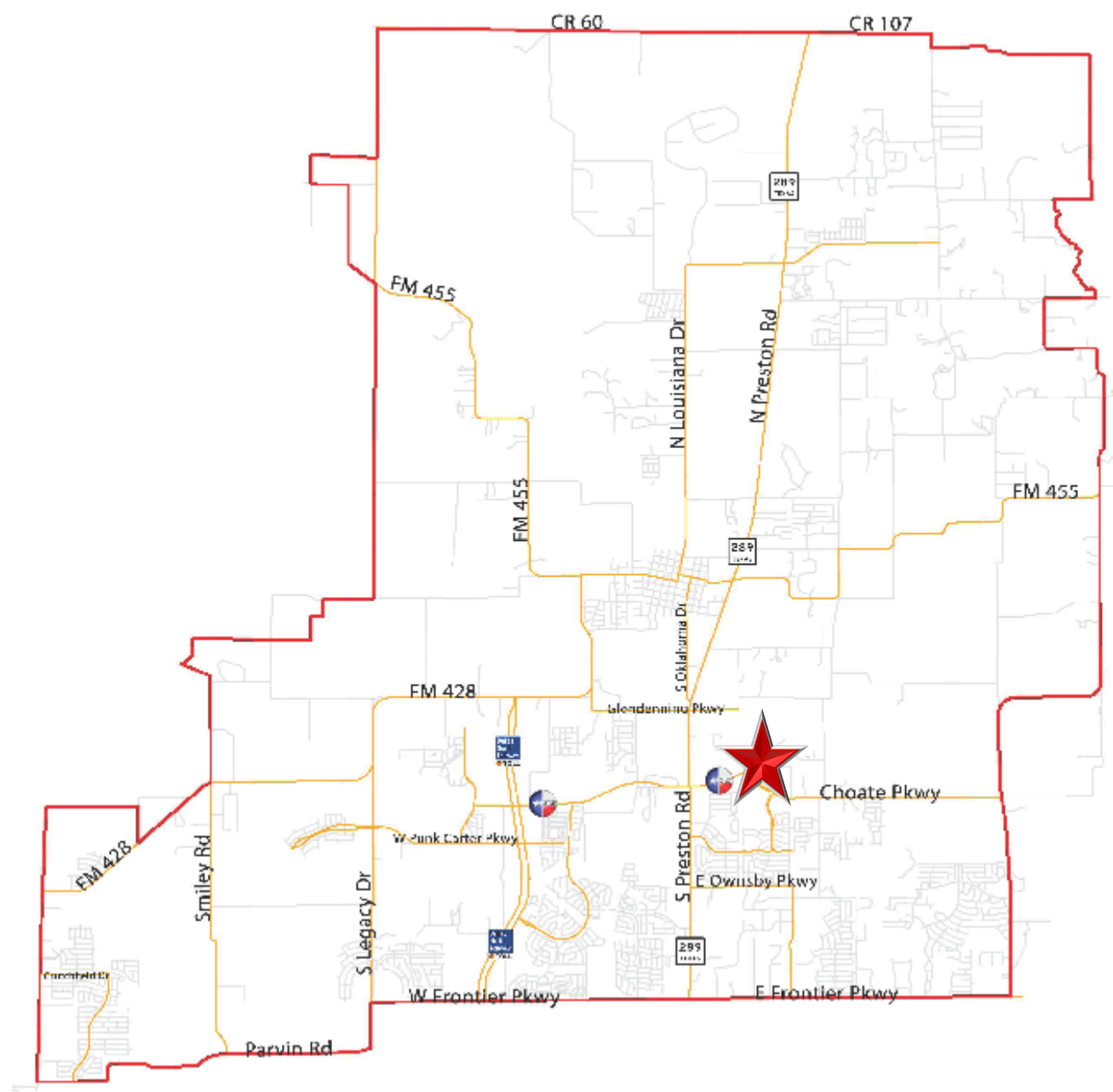


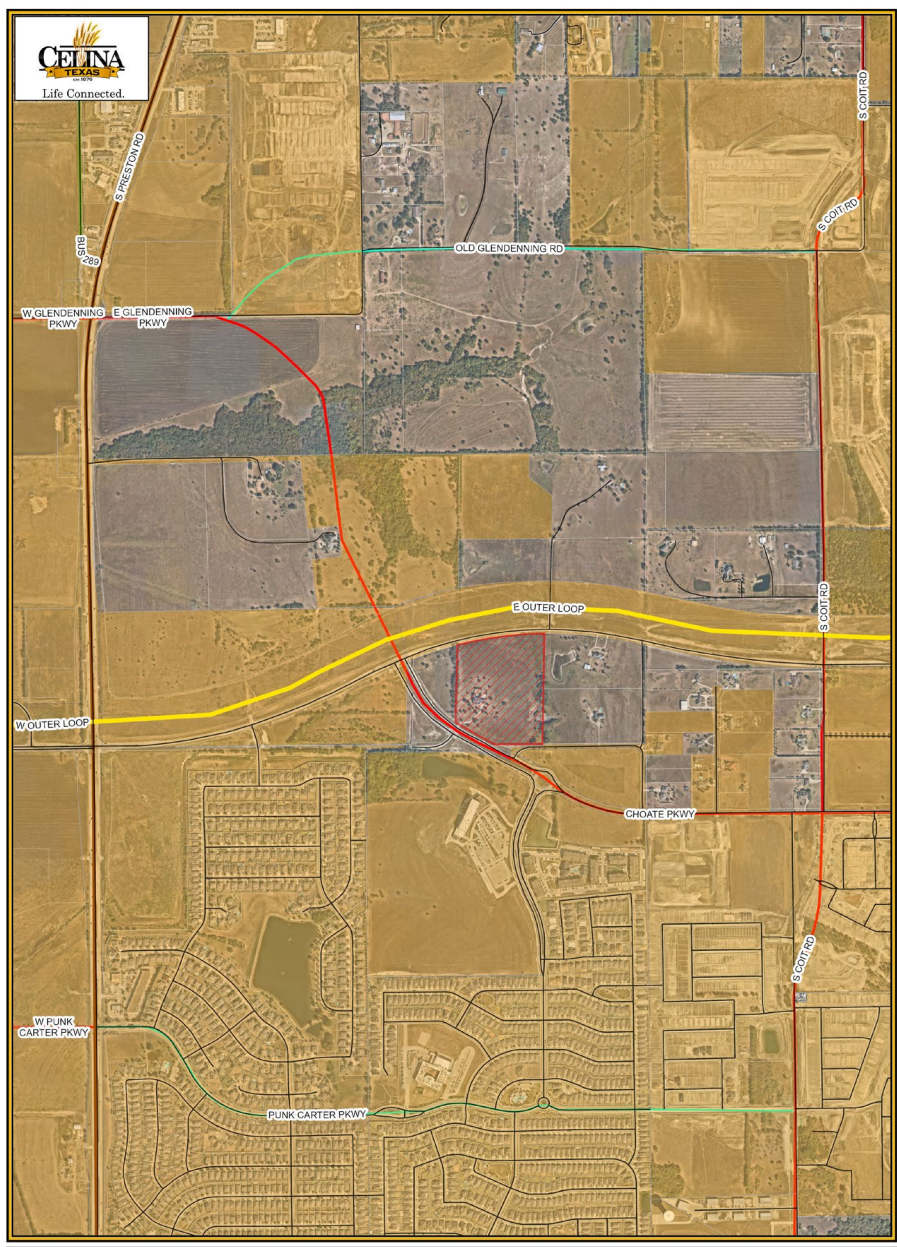
CHOATE LOOP RANCH

Zoning

Planning & Zoning Commission
November 15, 2022







LOCATION MAP

The subject property is generally located south of the Collin County Outer Loop and approximately 485 feet east of Choate Parkway.

BACKGROUND

- The subject property is approximately 19 acres
- The property is currently in the Extraterritorial Jurisdiction (ETJ) with a pre-annexation agreement that would otherwise not expire until 2035
- The applicant is proposing to annex and zone the property to the Collin County Outer Loop Overlay District (CCOLO)
- The subject Property has no immediate plans to develop

POLICY CONSIDERATIONS

- The property owner is voluntarily annexing into City Limits, which positively contributes to the tax base
- City standards will apply to any future development
- There are no land use restrictions in the ETJ, and the County has limited authority to require safety regulations

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



Life Connected.

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 15, 2022
 Re: Dorothy Winchester Tract – Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 25 acres to Commercial, Office, & Retail District (C) and Multi-Family, Urban Edge District (MF-2) with the Preston Road Overlay (PRO), generally located at the northwest corner of Preston Road and future Legacy Drive, within the Extraterritorial Jurisdiction (ETJ). (Dorothy Winchester Tract – Zoning)

Applicant:

KFM Engineering & Design
 3501 Olympus Dr., Ste. 100
 Coppell, TX 75219

Background Information:

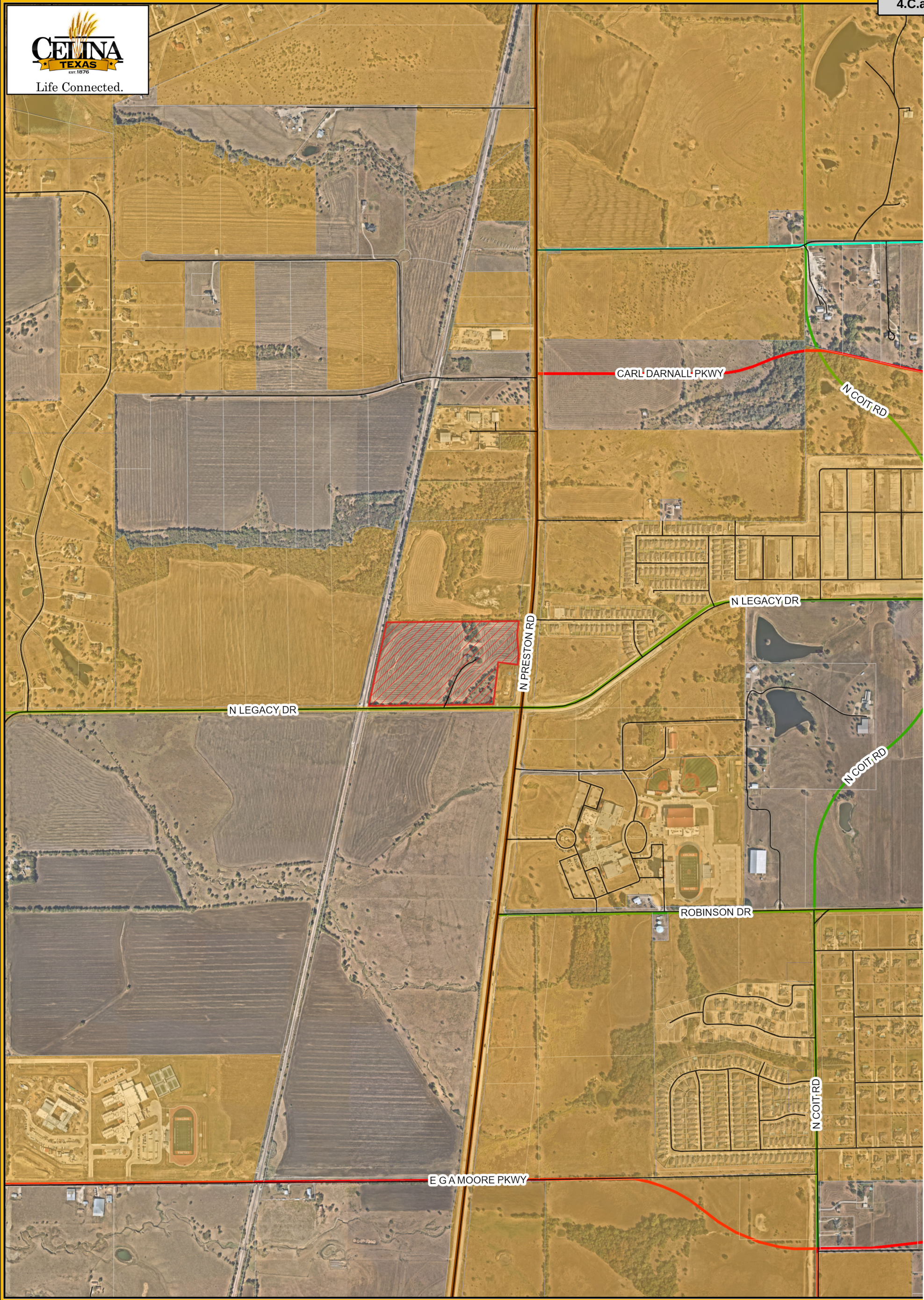
This item is for the zoning of approximately 25 acres to Commercial, Office, & Retail District (C) and Multi-Family, Urban Edge District (MF-2) with the Preston Road Overlay (PRO). Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



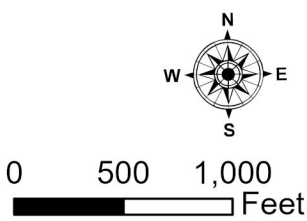
Attachment: Location Map (Dorothy Winchester Tract – Zoning)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Dorothy Winchester Tract
Location Map
City of Celina

11/1/2022

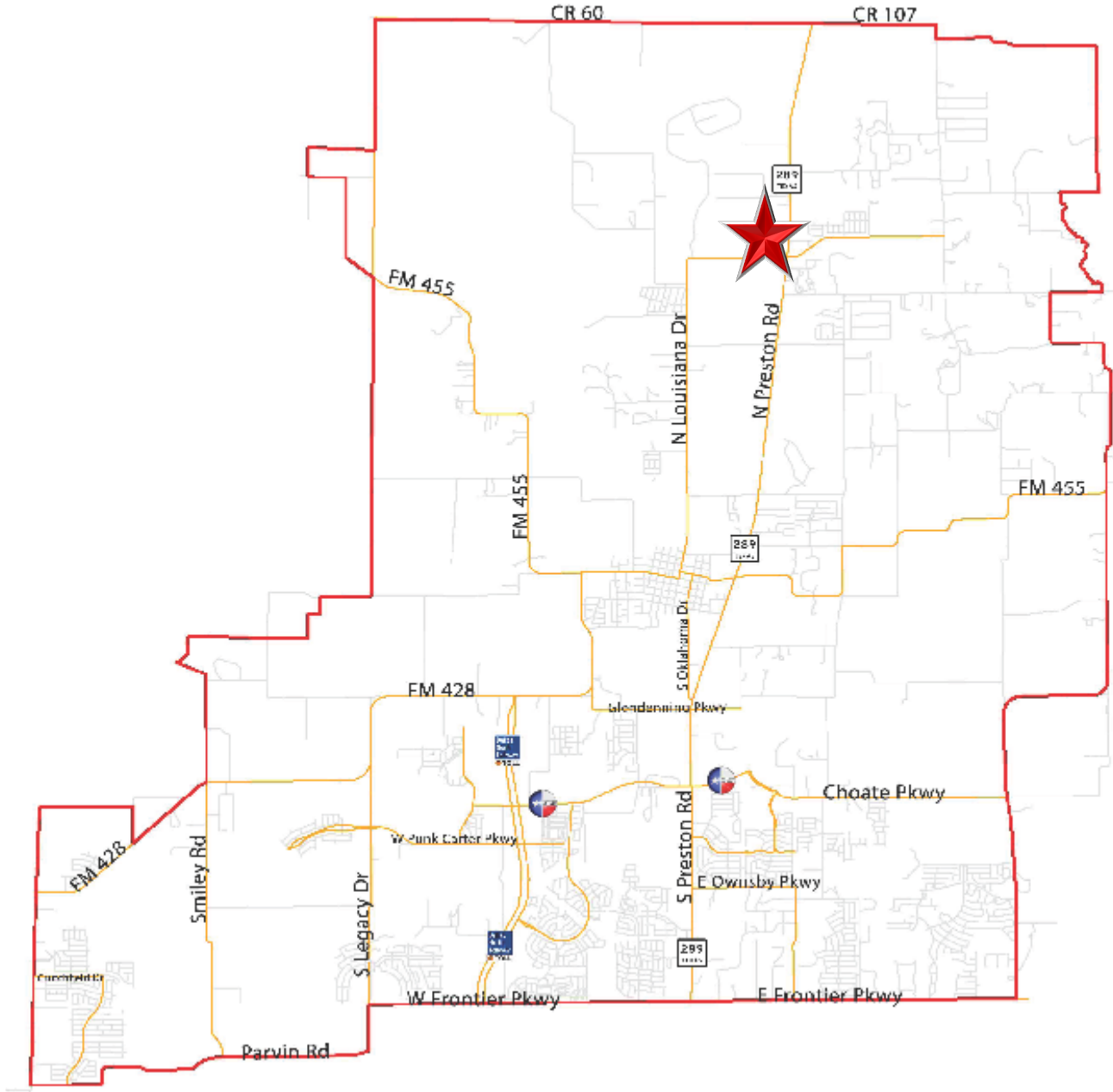


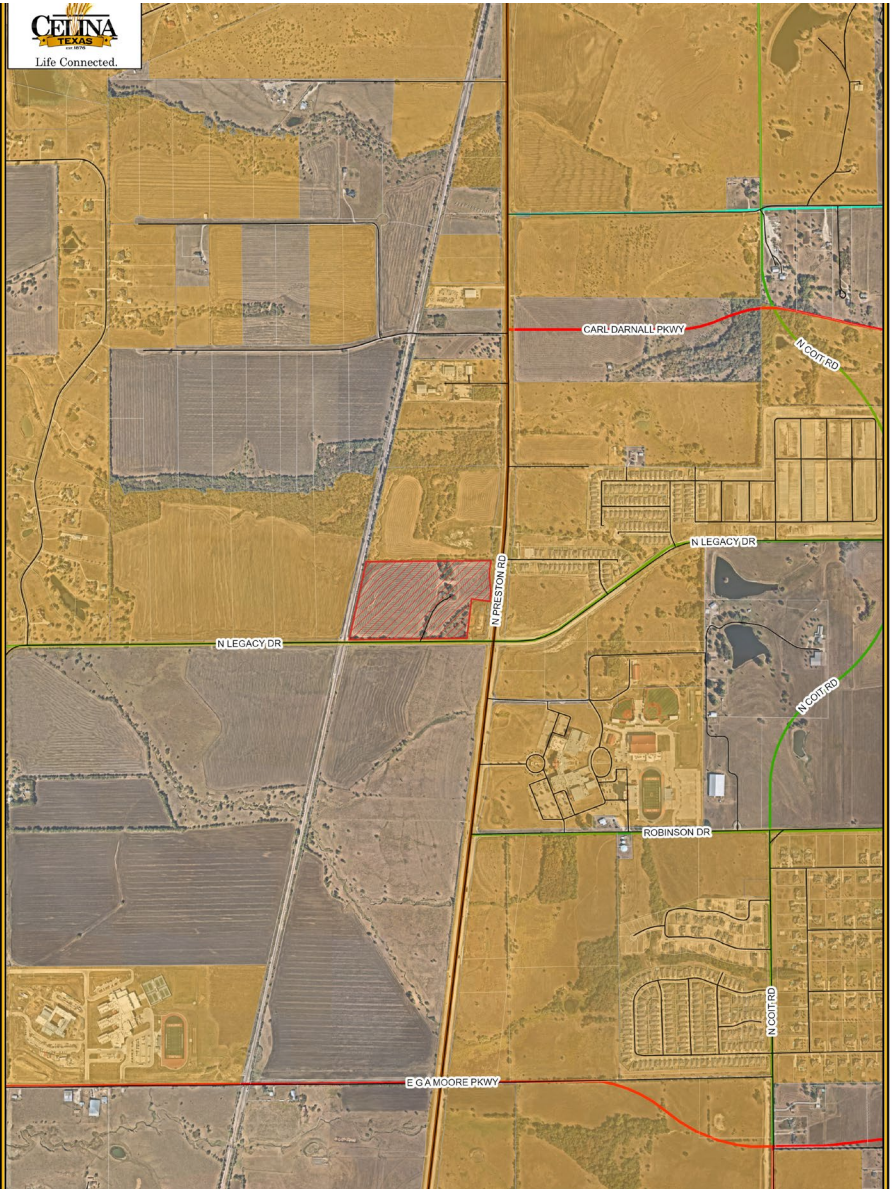
DOROTHY WINCHESTER TRACT

Zoning

Planning & Zoning Commission
November 15, 2022







LOCATION MAP

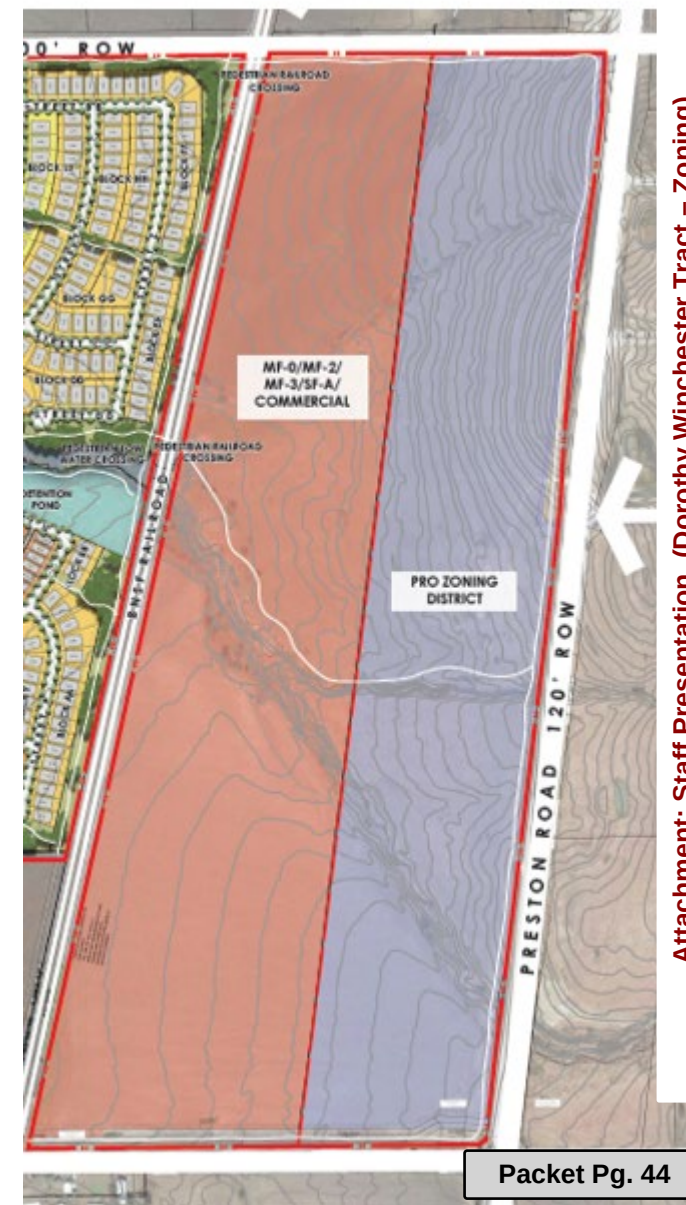
The subject property is generally located at the northwest corner of Legacy Drive and Preston Road.

BACKGROUND

- The subject property is approximately 24 acres and within the Extraterritorial Jurisdiction (ETJ)
- A pre-annexation agreement does not exist on the property
- The applicant is proposing to zone the property to Commercial, Office, & Retail District (C) with the Preston Road Overlay (PRO), and Multi-Family, Urban Edge District (MF-2) and to voluntarily annex into City Limits

PROJECT OVERVIEW

- The Hubbard Trust, immediately south of the subject property, recently had a Development Agreement approved that outlined the future zoning for that property (shown on the right)
- The DA for the Hubbard Trust property allows for unlimited Commercial development for the first 750' adjacent to Preston Road
- The DA for the Hubbard Trust property also allows for Multi-Family uses from the 750' to the railroad



CONCEPT PLAN:

- The first 750' adjacent to Preston Road must be reserved for Commercial
- The back ½ of the property can develop as Multi-Family

Concept plans are for illustrative purposes only.



POLICY CONSIDERATIONS

- The property owner is voluntarily annexing into City Limits, which positively contributes to the tax base
- City standards will apply to any future development
- There are no land use restrictions in the ETJ, and the County has limited authority to require safety regulations
- The zoning that is being requested is not inappropriate for being at the corner of two future 6-lane thoroughfares

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



Life Connected.

Development Services
City of Celina, Texas

Memorandum

To: **Planning and Zoning Commission**
From: Bella Lopez, Senior Planner
CC: Dusty McAfee AICP, Director of Development Services
Date: November 15, 2022
Re: Ariana - Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a Development Agreement on approximately 149 acres, generally located at the northwest corner of Louisiana Drive and G. A. Moore Parkway, within the Extraterritorial Jurisdiction (ETJ). (Ariana – Development Agreement)

Applicant:

Ariana LLC
6850 TPC Dr., Ste. 104
McKinney, TX 75070

Background Information:

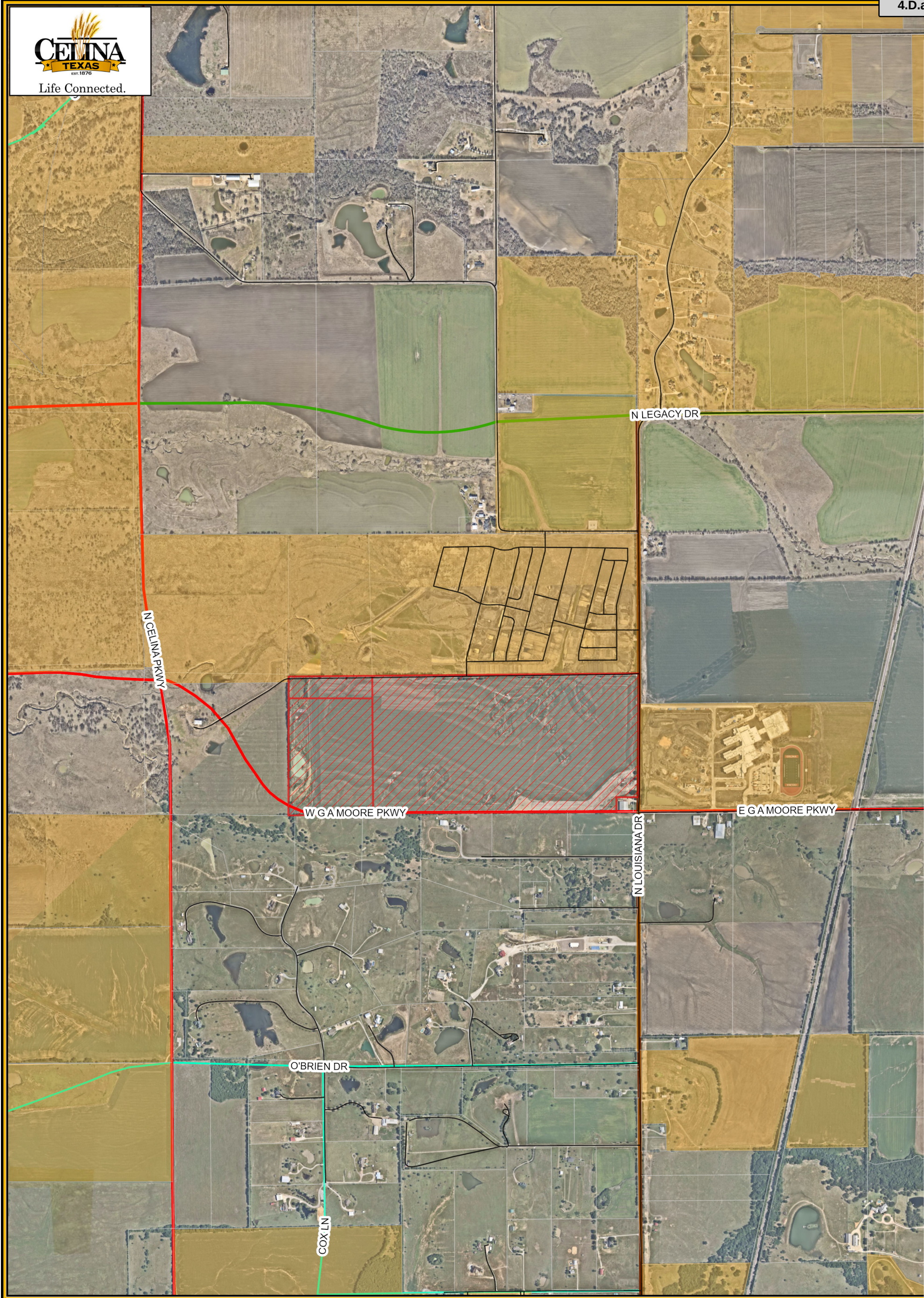
The property is approximately 149 acres within the Extraterritorial Jurisdiction (ETJ). The property owner desires to outline the future annexation and zoning for the tract in order to develop a residential neighborhood with commercial and horizontal multi-family allowances along Louisiana Drive. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



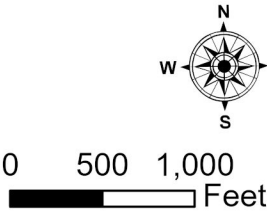
Attachment: Location Map (Ariana – Development Agreement)

Legend

- Subject Property
- City Limits
- Roads
- Parcels

**Ariana
Location Map
City of Celina**

9/27/2022

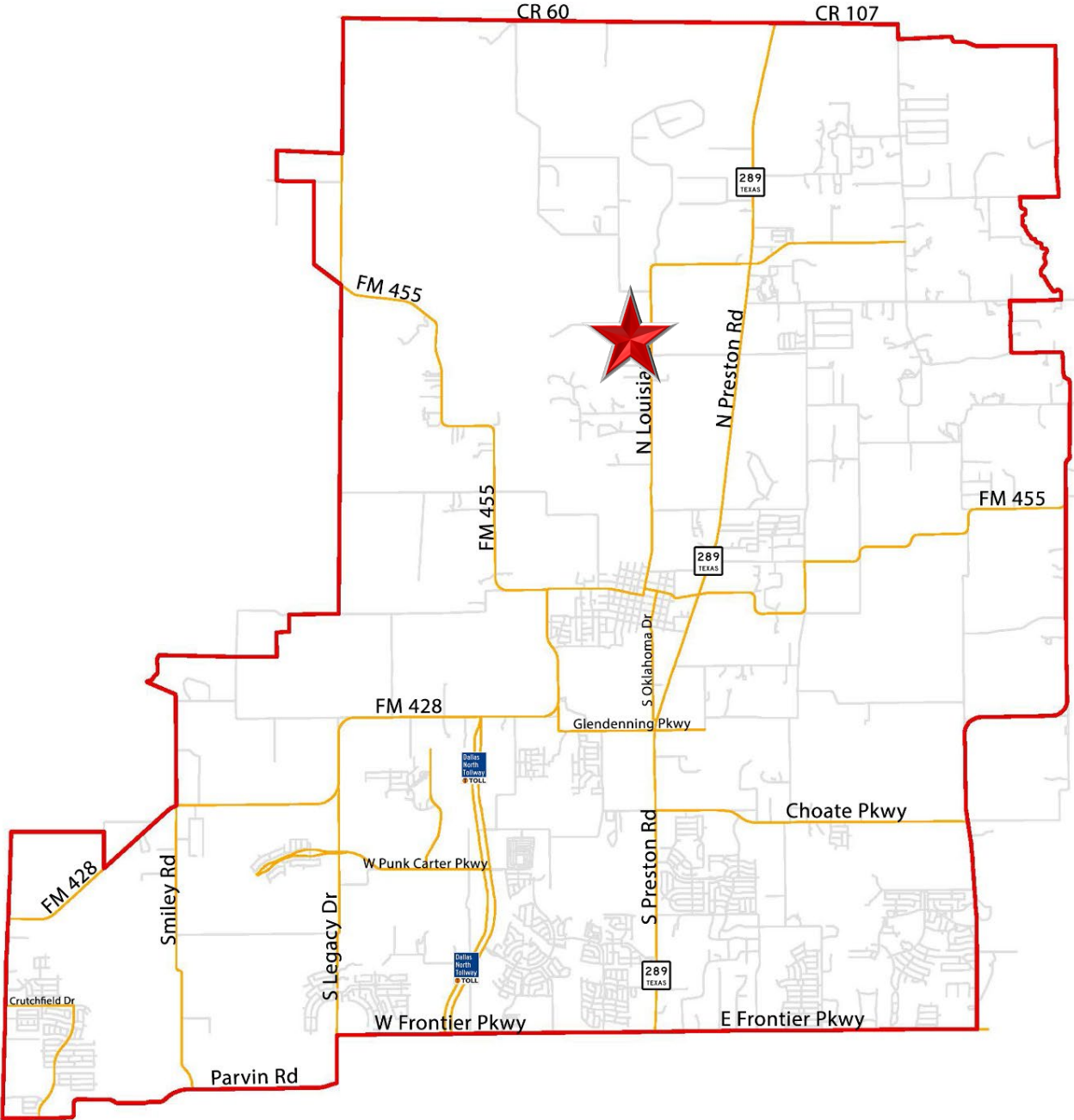


ARIANA TRACT

Development Agreement

Planning & Zoning Commission
November 15, 2022

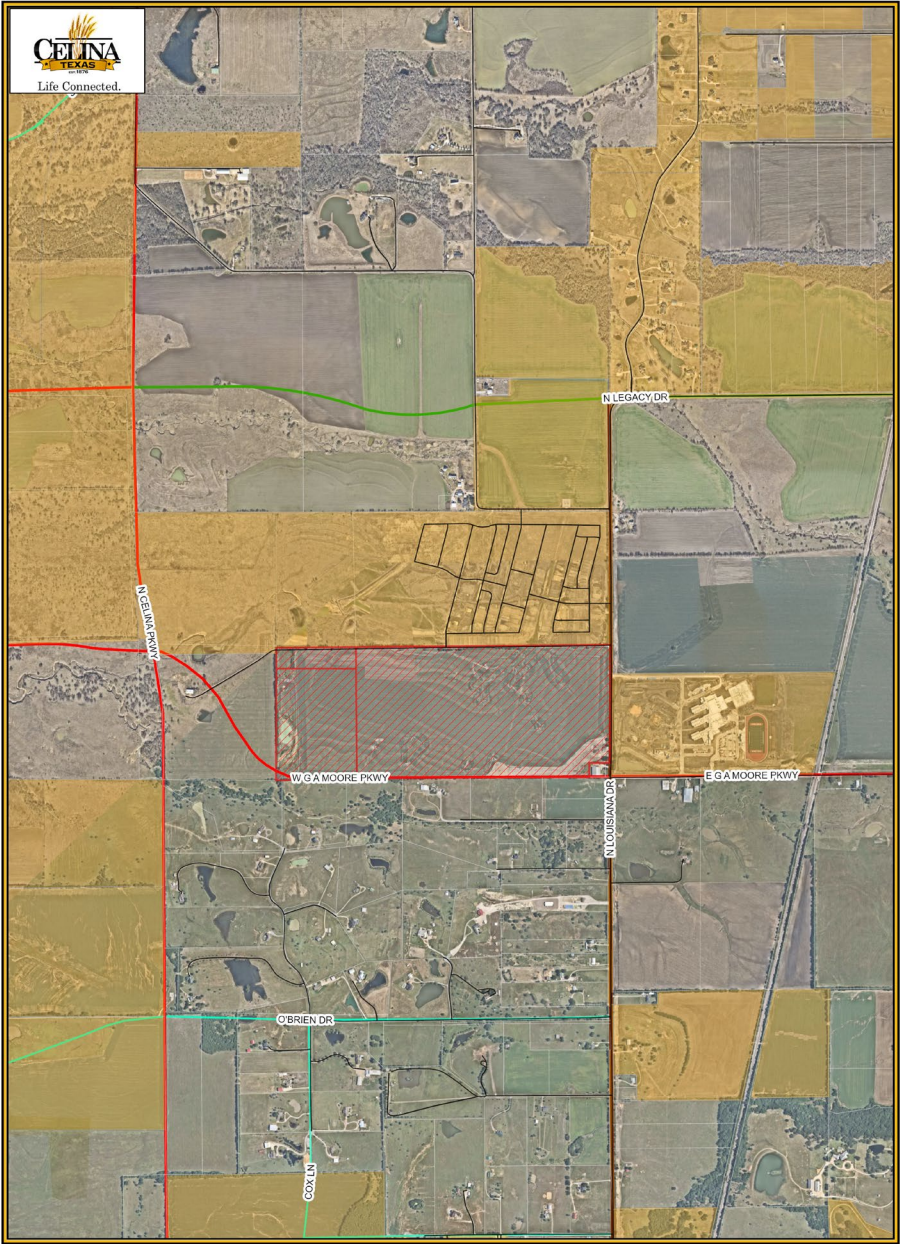




LOCATION MAP

The subject property is generally located at the northwest corner of Louisiana Drive and G. A. Moore Parkway

Attachment: Staff Presentation (Ariana – Development Agreement)



BACKGROUND

- The subject property is approximately 149 acres, located in the Extraterritorial Jurisdiction (ETJ)
- The property owner desires to outline the future annexation and zoning that will apply to the tracts through a Development Agreement with the City
- A pre-annexation agreement for the property was signed in June 2020 and is set to expire in 2035, but the applicant is proposing annexation and zoning prior to this date

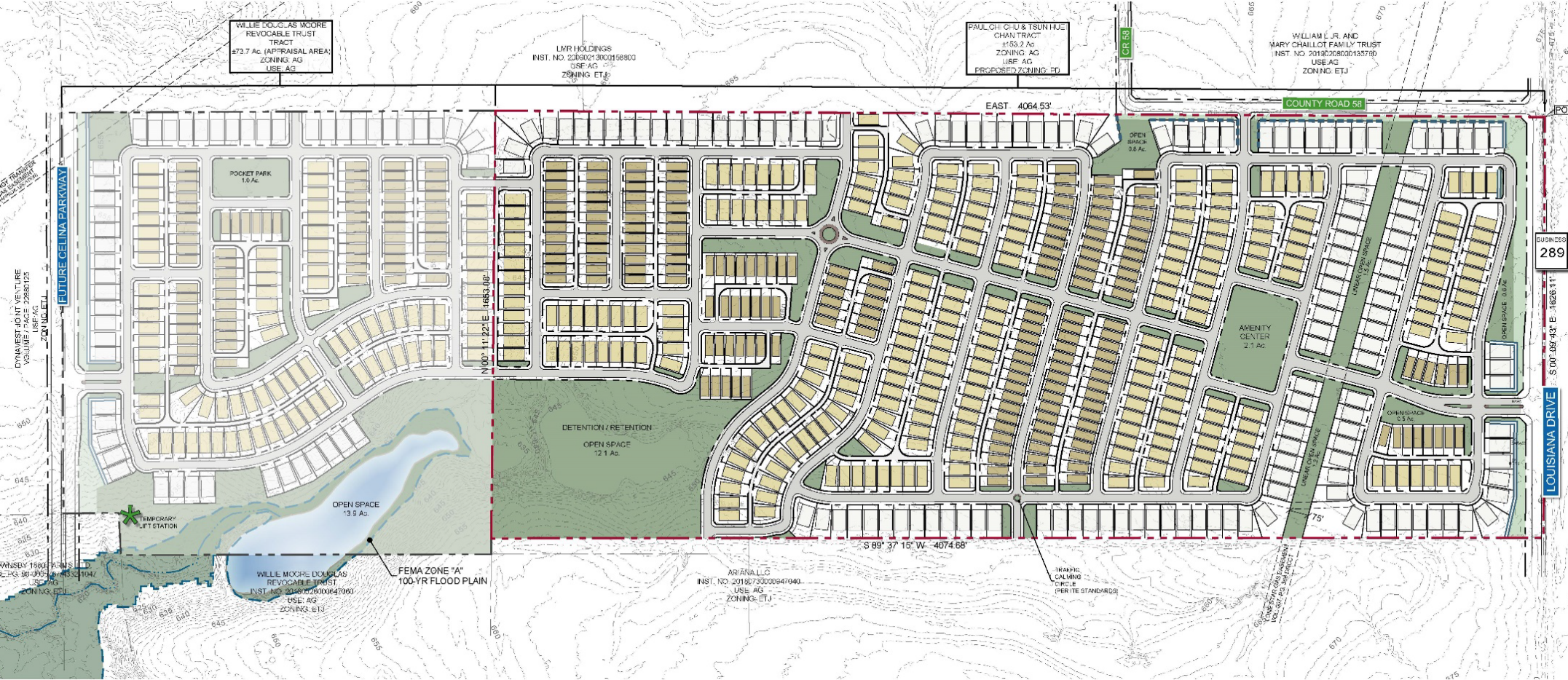
AGREEMENT OVERVIEW

- The Development Agreement proposes annexation and zoning for the 149 acres, which is currently undeveloped
- Ariana is an expansion of the North Sky development to the north
- The agreement contemplates the following zoning: Single Family-R (SF-R), Single Family-A (SF-A), Commercial, Office, & Retail District (C), and Multi-family-o (MF-o)

6



NORTH SKY CONCEPT PLAN



Attachment: Staff Presentation (Ariana – Development Agreement)



ZONING OVERVIEW

- Min. 5 acres commercial
- Townhome is an allowed use
- Max. 180 units of horizontal multi-family (no MF-2 or MF-3)
- Detached single-family with a mix of lot sizes

POLICY CONSIDERATIONS

- The DA brings an additional 149 acres into the City Limits
- City standards apply (architecture, landscape, etc.)
- The property will ultimately be annexed and zoned
- There are no land use restrictions in the ETJ, and the County has limited authority to require safety regulations
- The proposed development plan is in conformance with the city's long range plans

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

Exhibit D Development Regulations

Concept Plan:

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

Architecture:

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

Amenities & Open Space:

- Trails shall generally be provided along the gas easement, perimeter rights-of-way, and around detention ponds per City regulations, in addition to meeting all other connectivity and internal pedestrian requirements.
- The City agrees that the development is abiding by the vision outlined in the Neighborhood Vision Book (NVB), per the attached Concept Plan.
 - The overall open space shall not be less than 15% of the gross area of the Property.
- Being part of the existing North Sky community, just 1 amenity location with an open-air pavilion for shade, seating, and a playground is required for the single-family tract.

Land Use & Design Standards:

Development of the subject property shall abide by all standards in the Zoning Ordinance, Subdivision Regulations, and all other applicable City ordinances, as may be amended, except as follows. The subject property is generally split into 3 different tracts and shall abide by all applicable design standards.

SF-R Tract:

- The percentage lot requirements may vary up to 10% as noted in the single-family lot summary table as shown on Exhibit C.
- SF-R is generally allowed west of the gas easement and east of the SF-E tract, per the below lot mix and concept plan:
 - 55' and 60' wide lots are allowed and will have front-loaded garages
 - 40' wide lots are allowed and will be alley served
- For all residential types, the following general area regulations apply:
 - The lot widths are measured along the arc of the front building line.
 - For cul-de-sac and eyebrow lots, the minimum lot width measured at the right-of-wayline shall be 35'.
- Approximately 36 large lots are envisioned on the western portion of the SF-R tract.
- The minimum lot width is 80' or must be at least 11,000 sf in area.
- This area may have a single point of access (without triggering the residential sprinkler requirement) if the total lot count is 36 or fewer lots.

Flex Tract (east of the gas easement):

- Minimum 5 acres reserved for C (Retail, Office, & Commercial).
- SF-A is an allowed use.
- Maximum of 180 units of MF-0.

Regulations for MF 0 (Horizontal Multi-Family):

The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

- Maximum overall density of 12 units/per acre.
- Maximum building height is 36' and two (2) stories.
- No gates crossing the fire lanes are allowed.
- Parking shall be a minimum of 1.5 per unit.
- All units shall be 80% brick or stone, with the remainder allowed to be stucco or cementitious fiber-board.



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 15, 2022
 Re: Sorrells Tract- Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a Development Agreement on approximately 387 acres, generally located east of Bothwell Boulevard, west of Smiley Road, and south of FM 428, within the Extraterritorial Jurisdiction (ETJ). (Sorrells Tract – Development Agreement)

Applicant:

BGE, Inc.
 2595 Dallas Pkwy., Ste. 101
 Frisco, TX 75034

Background Information:

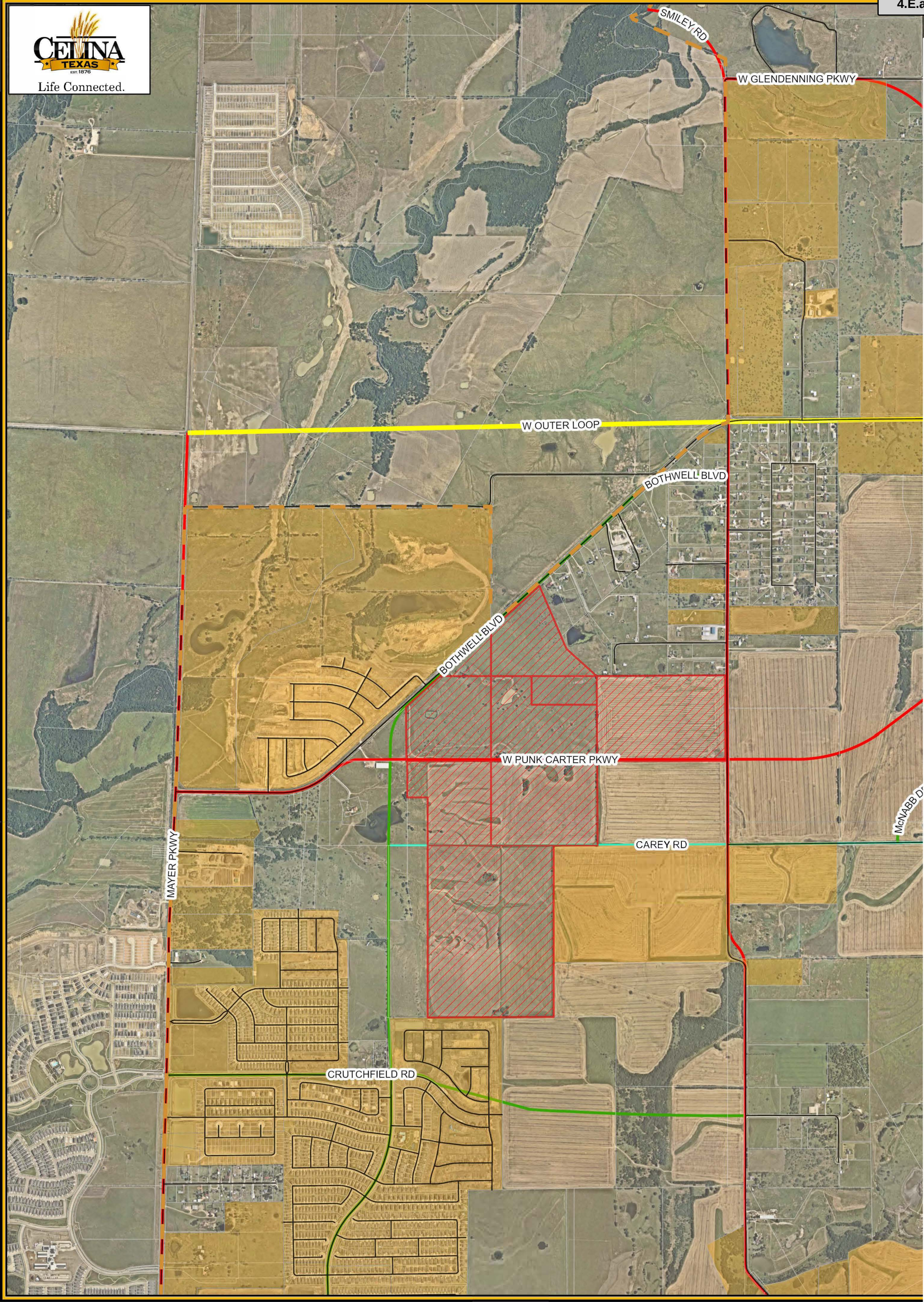
The property is approximately 387 acres within the Extraterritorial Jurisdiction (ETJ). The property owner desires to outline the future annexation and zoning for the tract in order to develop a residential neighborhood with commercial and multi-family allowances along FM 428. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



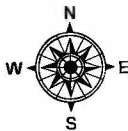
Life Connected.

Legend

- Subject Property
- City Limits
- Roads
- Parcels

Sorrells Tract Location Map City of Celina

9/27/2022



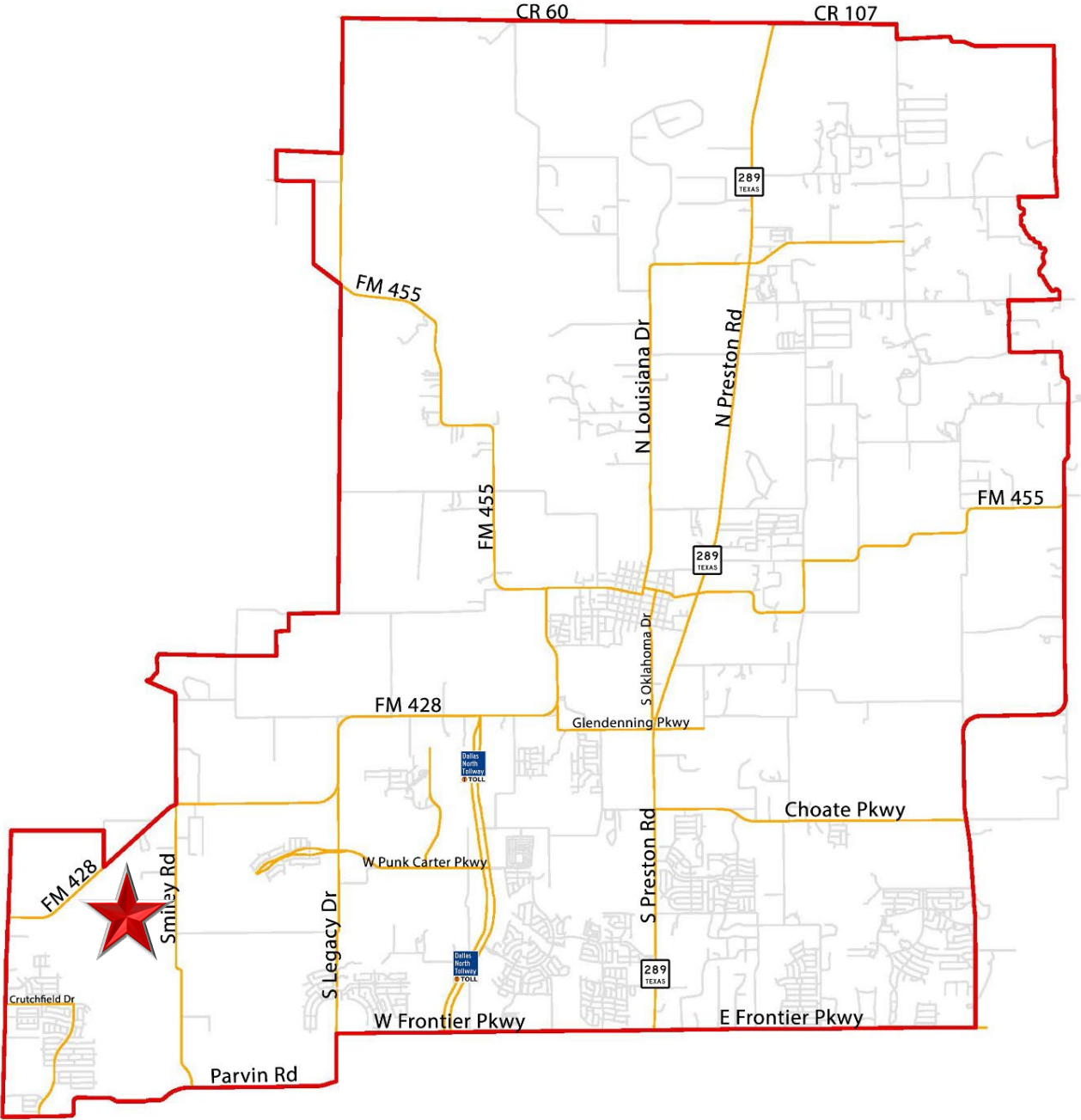
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Feet

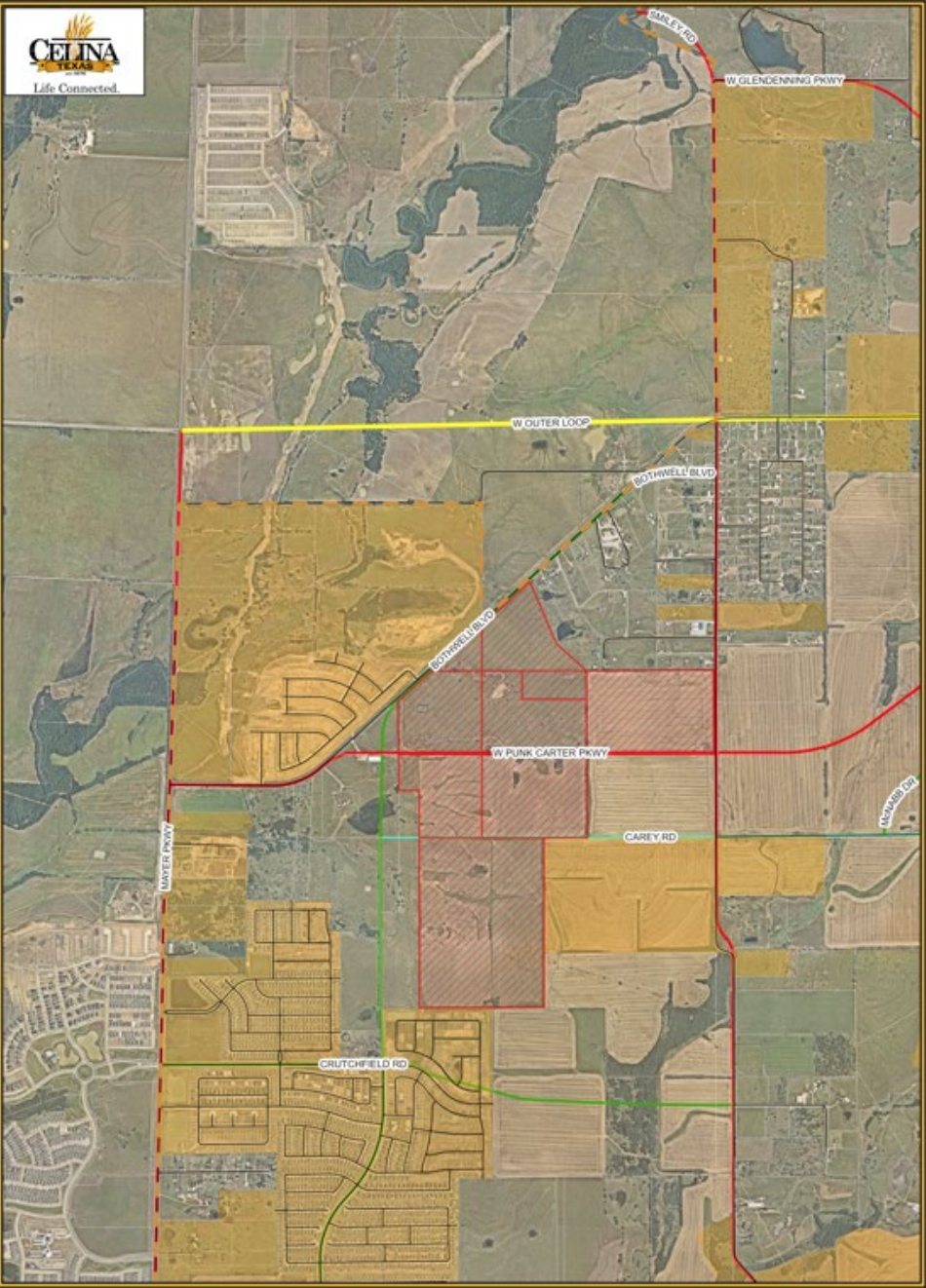
SORRELLS TRACT

Development Agreement

Planning & Zoning Commission
November 15, 2022







LOCATION MAP

The subject property is generally located east of Bothwell Boulevard, west of Smiley Road and south of FM 428.

BACKGROUND

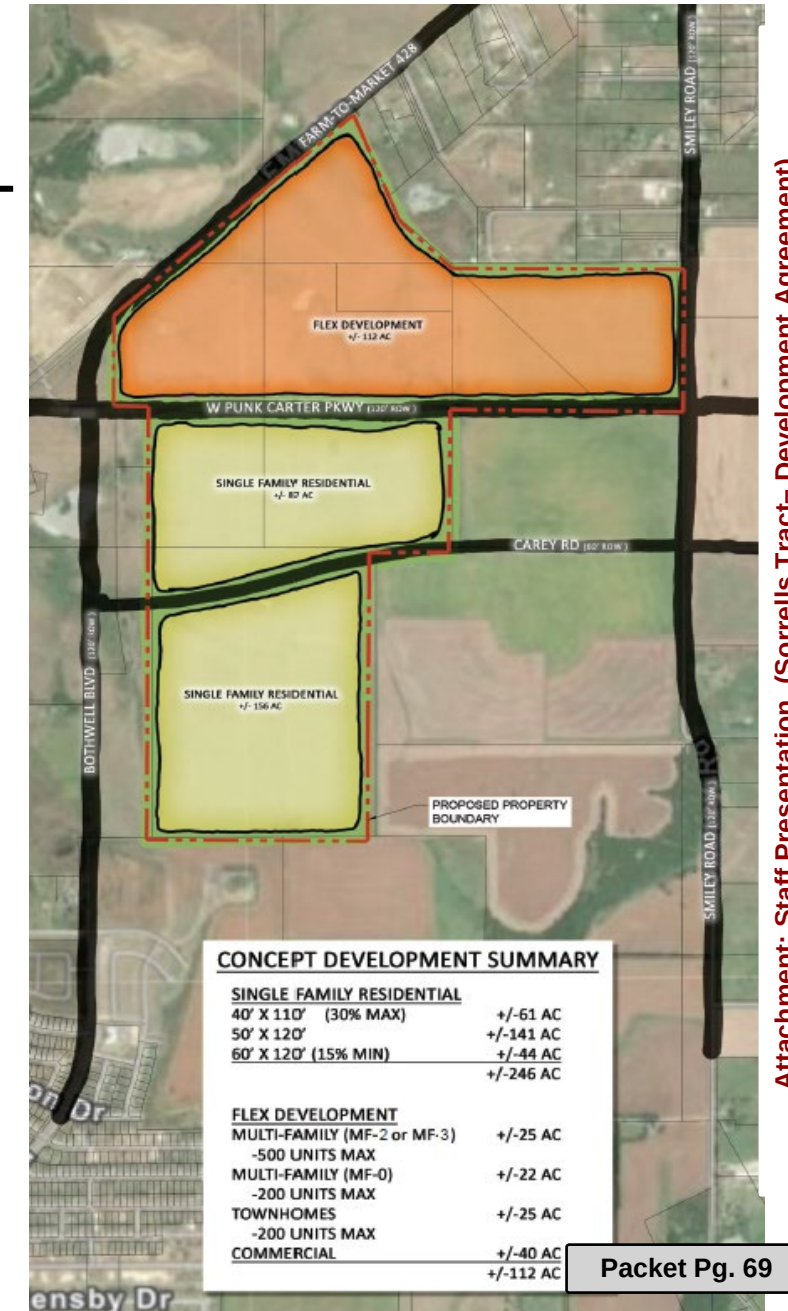
- The subject property is approximately 387 acres and currently within the Extraterritorial Jurisdiction (ETJ)
- Each of the subject parcels have a pre-annexation agreement
- The Development Agreement will outline the future annexation and zoning for the property

PROJECT OVERVIEW

The Development Agreement contemplates the following land uses:

- Minimum 20 acres reserved for C (Retail, Office, & Commercial)
- Maximum of 200 units SF-A (townhomes)
- Maximum of 200 units of MF-0 (horizontal MF)
- Maximum of 350 units total of MF-2 or MF-3
- Single Family (SF-R)

- *Please note that the concept plan does not include any entitlement to the conceptual layout.*
- *Concept plans are for illustrative purposes only.*



SINGLE-FAMILY OVERVIEW

- SF-R is generally allowed per the below lot mix:
 - A minimum 15% of the lots shall be 60' or wider
 - A maximum of 35% of the lots on 40' or less
- Alleys are required on lots less than 50' in width

POLICY CONSIDERATIONS

- The DA will bring an additional 387 acres into the City Limits
- City standards will apply
- There are no land use restrictions in the ETJ, and the County has limited authority to require safety regulations
- Proposed land uses are not inappropriate for County in-fill development

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

EXHIBIT D

DEVELOPMENT STANDARDS

Concept Plan:

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

Architecture:

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

Amenities, Trails & Open Space:

- 10' trails along major thoroughfares
- 8' trails along any gas easements or power line easements
- Open space shall generally conform to the Neighborhood Vision Book for Multifamily and Townhome uses. Single-Family detached land uses shall contain a minimum of 15% open space as defined in the Neighborhood Vision Book.
- 1-acre minimum amenity center site is required for the "Single-family Residential" development with an open-air pavilion for shade, a swimming pool, bathrooms, and a playground.
- 0.5-acre minimum amenity center site is required for the "Flex Development" area with an open-air pavilion and playground.

Land Use & Design Standards:

Development of the subject property shall abide by all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as may be amended, except as follows. The base zoning of the various tracts shall reflect the most closely related base zoning district for the proposed land use from the Zoning Ordinance and abide by all applicable design standards.

- Minimum 20 acres reserved for C (Retail, Office, & Commercial)
- Maximum of 200 units SF-A (townhomes)
- Maximum of 200 units of MF-0 (horizontal MF)
- Maximum of 350 units total of MF-2 or MF-3
- SF-R is generally allowed per the below lot mix:
 - A minimum 15% of the lots shall be 60' or wider
 - A maximum of 35% of the lots on minimum 40'
- Minimum lot width for front entry garages. Any lot width less than fifty (50) feet shall have a rear entry, alley-loaded garage. Front-loading garages are allowed only on lots that are fifty (50) feet or greater in width.



Life Connected.

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 15, 2022
Re: Teel Lakes - Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a Development Agreement on approximately 47 acres of land, generally located east of Smiley Road and approximately 965 feet north of Parvin Road, within the Extraterritorial Jurisdiction (ETJ). (Teel Lakes – Development Agreement)

Applicant:

Centurion American Development Group
1800 Valley View Ln., Ste. 300
Farmers Branch, TX 75234

Background Information:

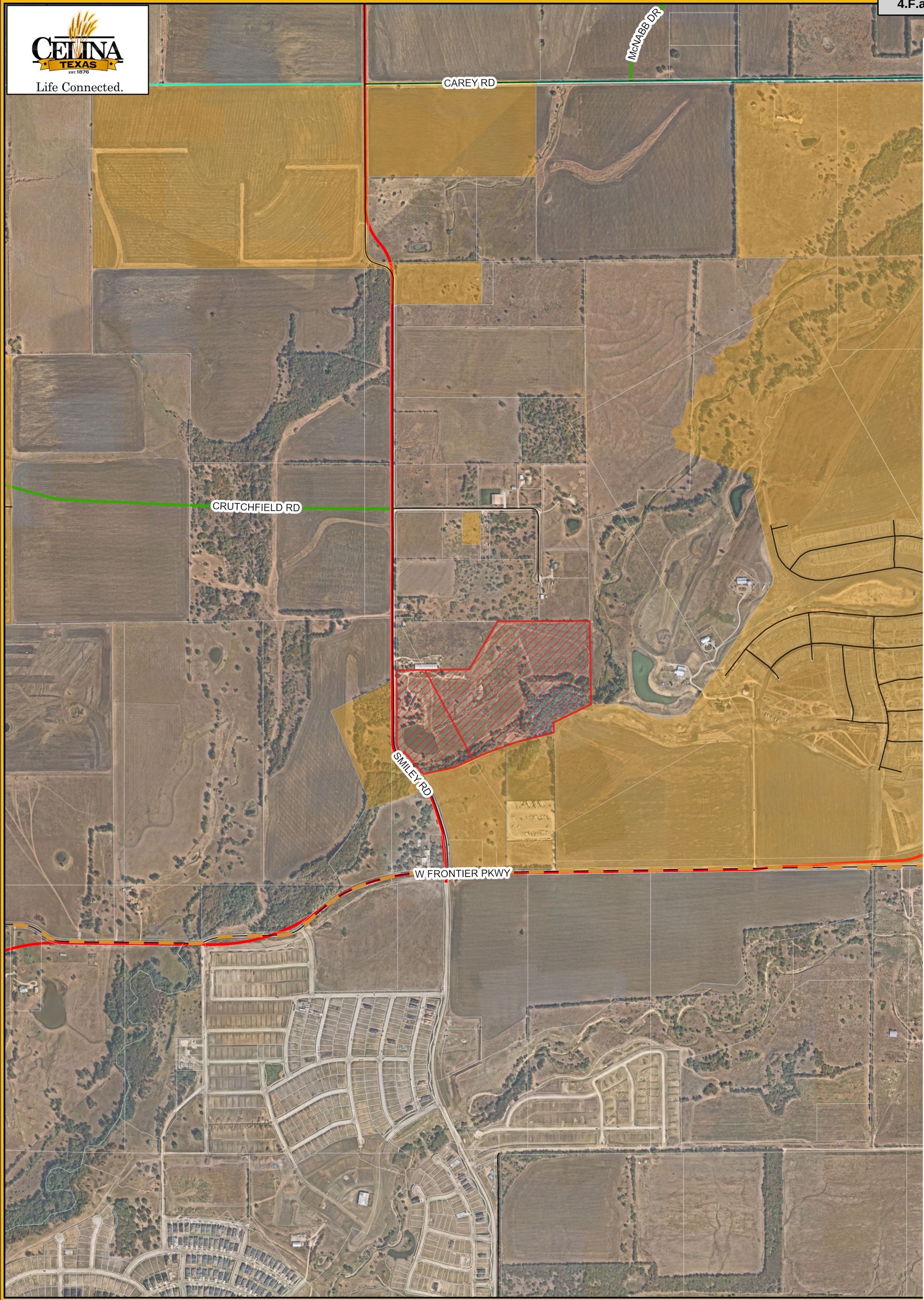
The property is approximately 47 acres within the Extraterritorial Jurisdiction (ETJ). The property owner desires to outline the future annexation and zoning for the tract in order to develop a single-family and multi-family neighborhood with retail allowances along Smiley Road. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



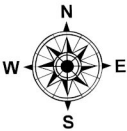
Attachment: Location Map (Teel Lakes – Development Agreement)

Legend

-  Subject Property
-  City Limits
-  Roads
-  Parcels

**Teel Lakes
Location Map
City of Celina**

10/25/2022



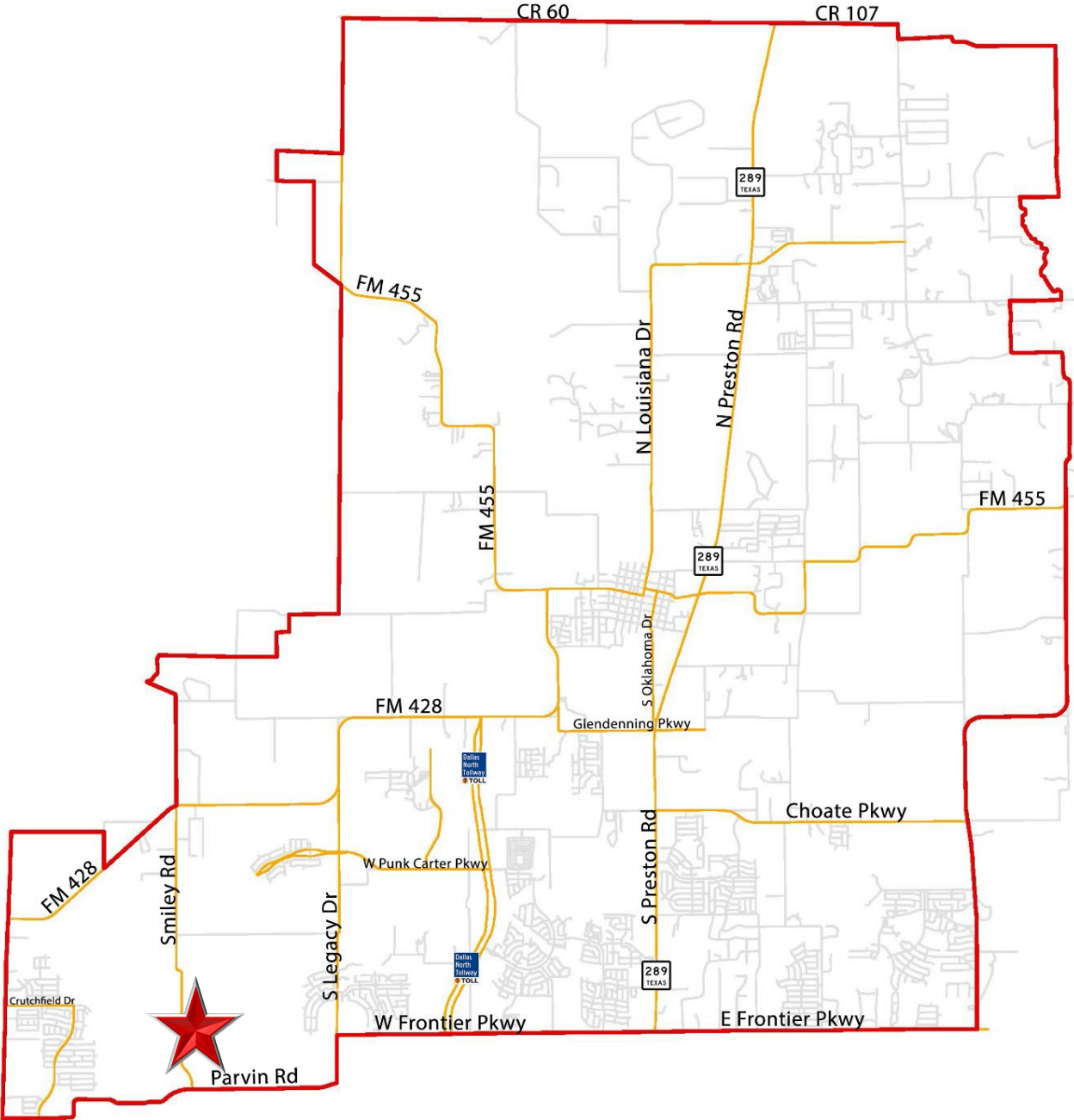
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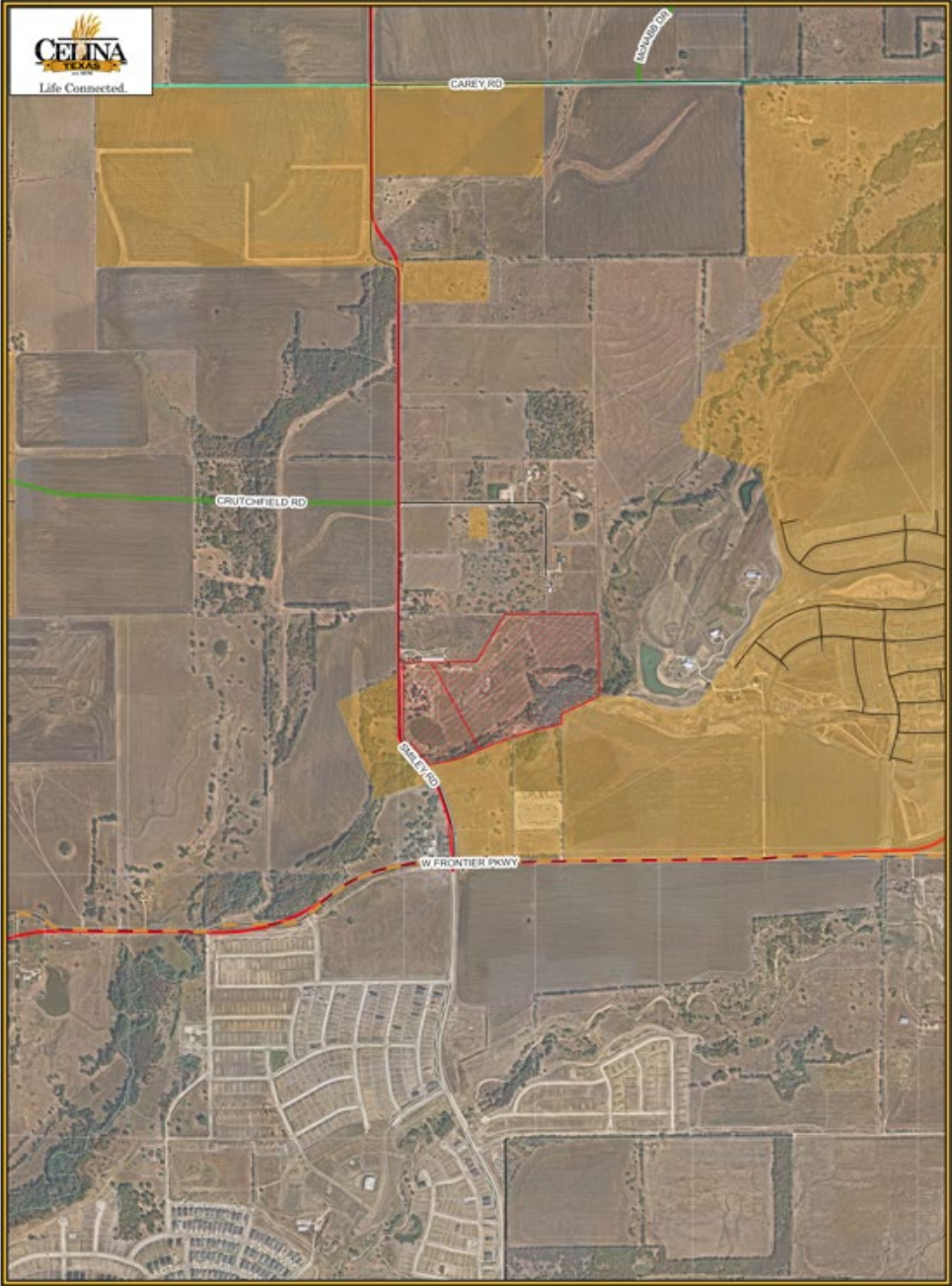
TEEL LAKES

Development Agreement

Planning & Zoning Commission
November 15, 2022







LOCATION MAP

The subject property is generally located east of Smiley Road and approximately 965 feet north of Parvin Road.

BACKGROUND

- The subject property is approximately 47 acres and currently within the Extraterritorial Jurisdiction (ETJ)
- No pre-annexation agreement exists on the property
- The Development Agreement will outline the future annexation and zoning for the property

PROJECT OVERVIEW

- The property has significant flood plain, making development challenging
 - The Agreement contemplates:
 - A minimum of 3 acres of commercial along the frontage of Smiley Road
 - Maximum 250 units of MF-O, MF-2, or MF-3
 - Maximum 200 units of townhomes (with alley)
- Please note that the concept plan does not include any entitlement to the conceptual layout.*
- Concept plans are for illustrative purposes only.*



POLICY CONSIDERATIONS

- The DA will bring an additional 47 acres into the City Limits
- City standards will apply
- There are no land use restrictions in the ETJ, and the County has limited authority to require safety regulations
- The proposed land uses are already allowed in the County, and could develop today with unregulated standards, absent this agreement

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



Life Connected.

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 15, 2022
 Re: Celina Parvin - Development Agreement

Action Requested:

Conduct a public hearing to consider and act upon a Development Agreement on approximately 102 acres of land, generally located north of Parvin Road and approximately 2,600 feet west of Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Celina Parvin – Development Agreement)

Applicant:

Centurion American Development Group
 1800 Valley View Ln., Ste. 300
 Farmers Branch, TX 75234

Background Information:

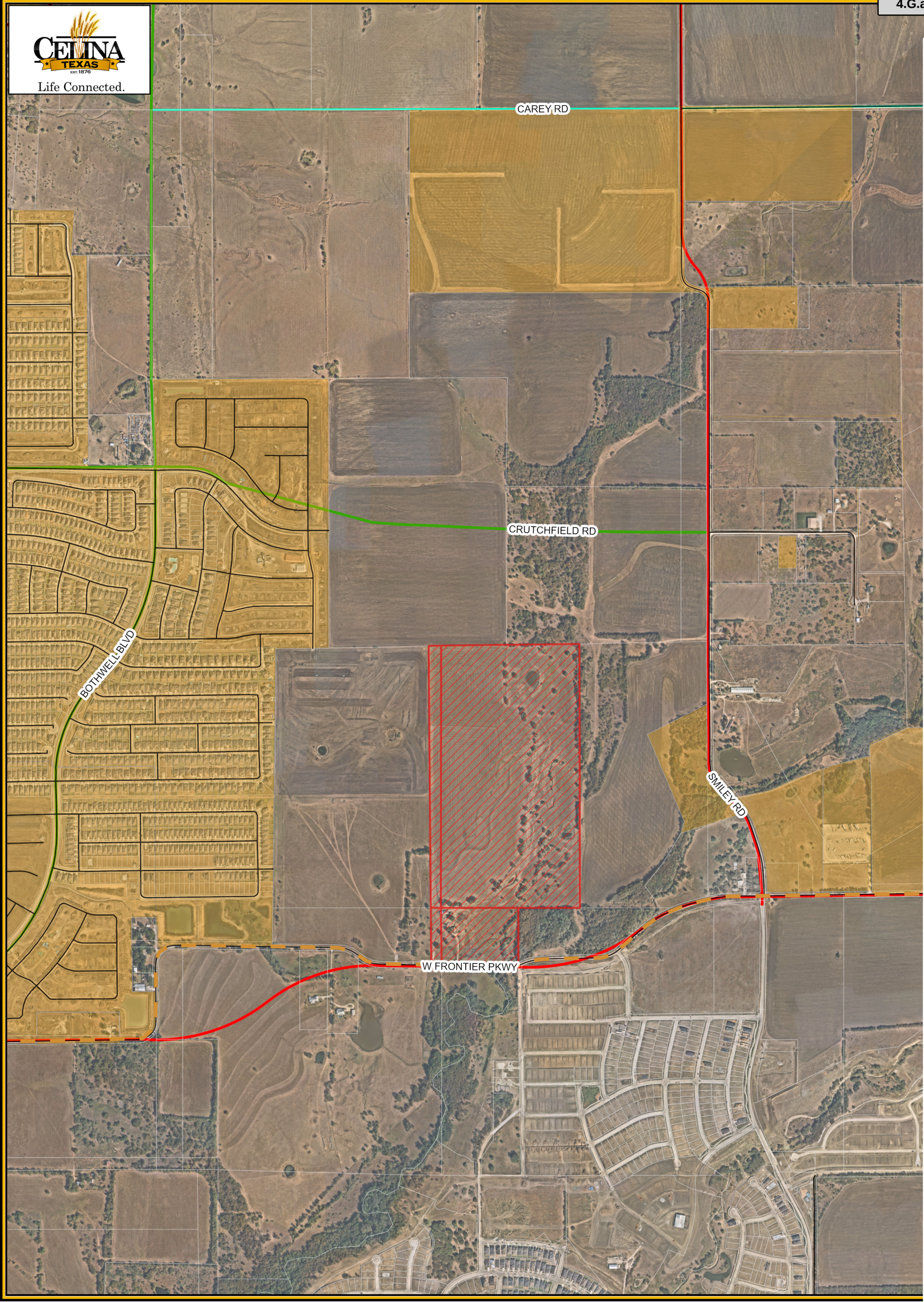
The property is approximately 102 acres within the Extraterritorial Jurisdiction (ETJ). The property owner desires to outline the future annexation and zoning for the tract in order to develop a residential neighborhood with both single-family and multi-family land uses. Please refer to the attached documents for further information.

Supporting Documents:

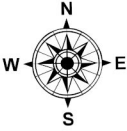
- Location Map
- Staff Presentation
- Draft Development Standards

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Celina Parvin – Development Agreement)

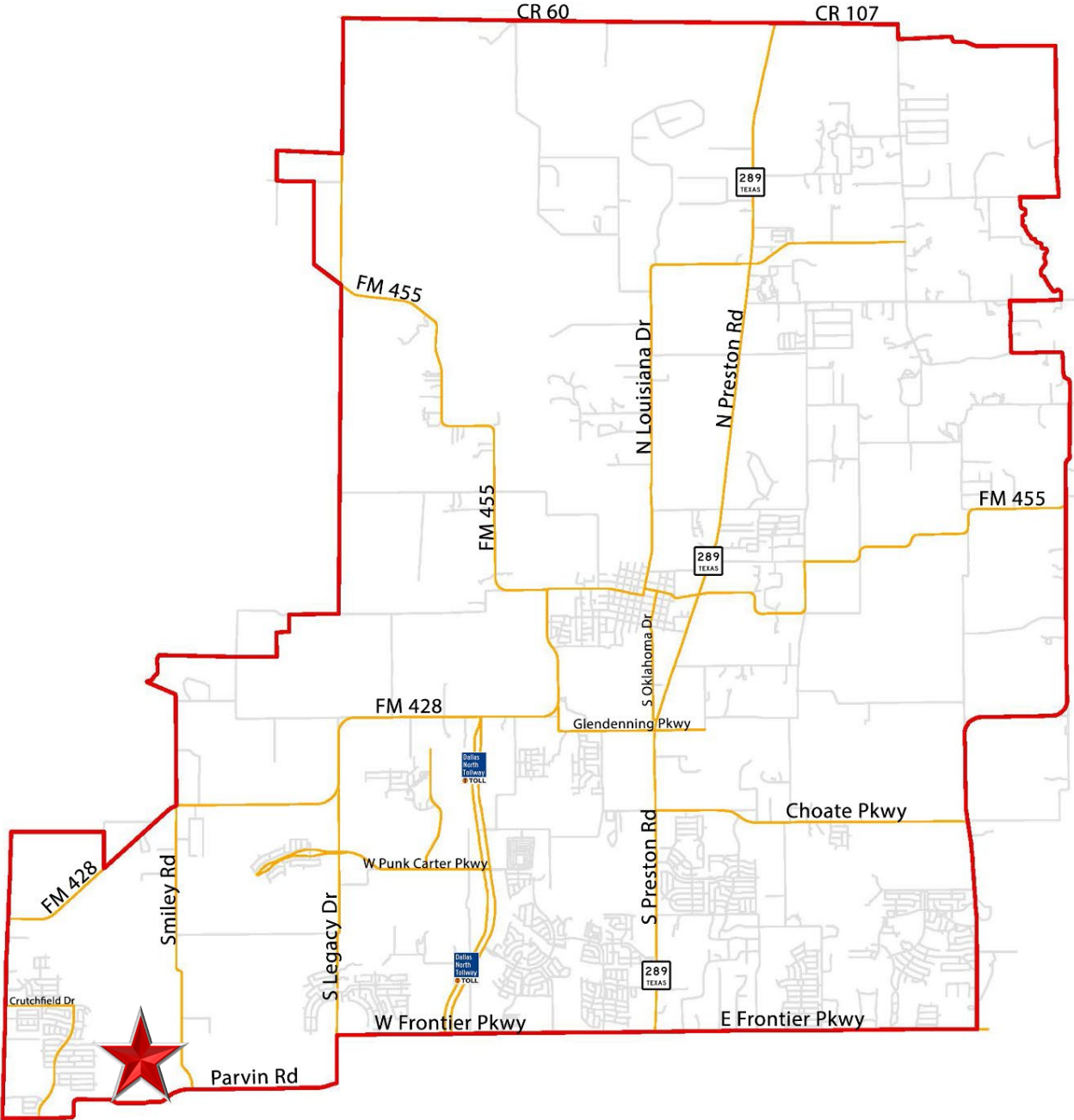
Legend  Subject Property  City Limits  Roads  Parcels	Celina Parvin Location Map City of Celina 10/25/2022	 0 500 1,000 Feet
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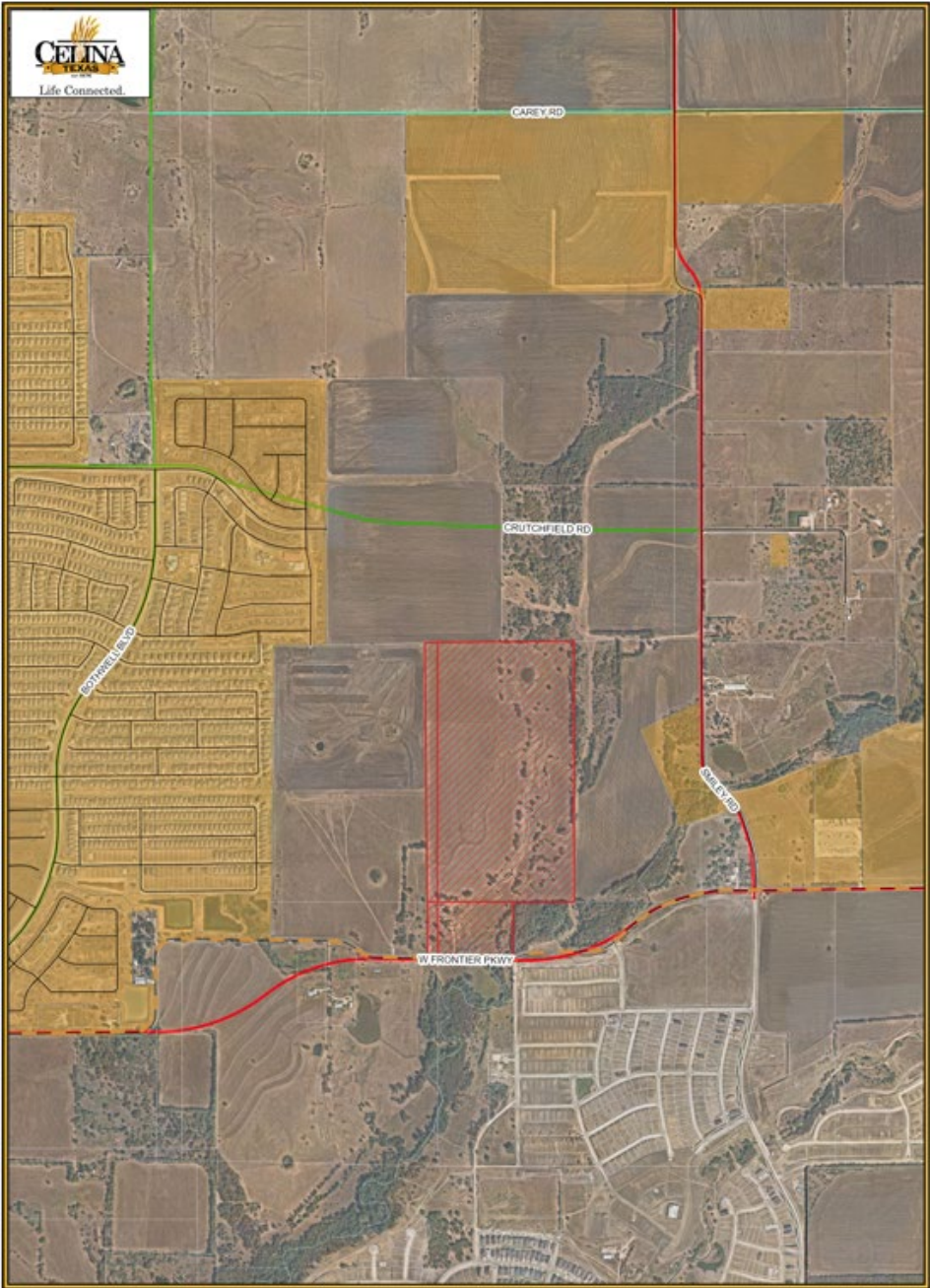
CELINA PARVIN

Development Agreement & Zoning

Planning & Zoning Commission
November 15, 2022







LOCATION MAP

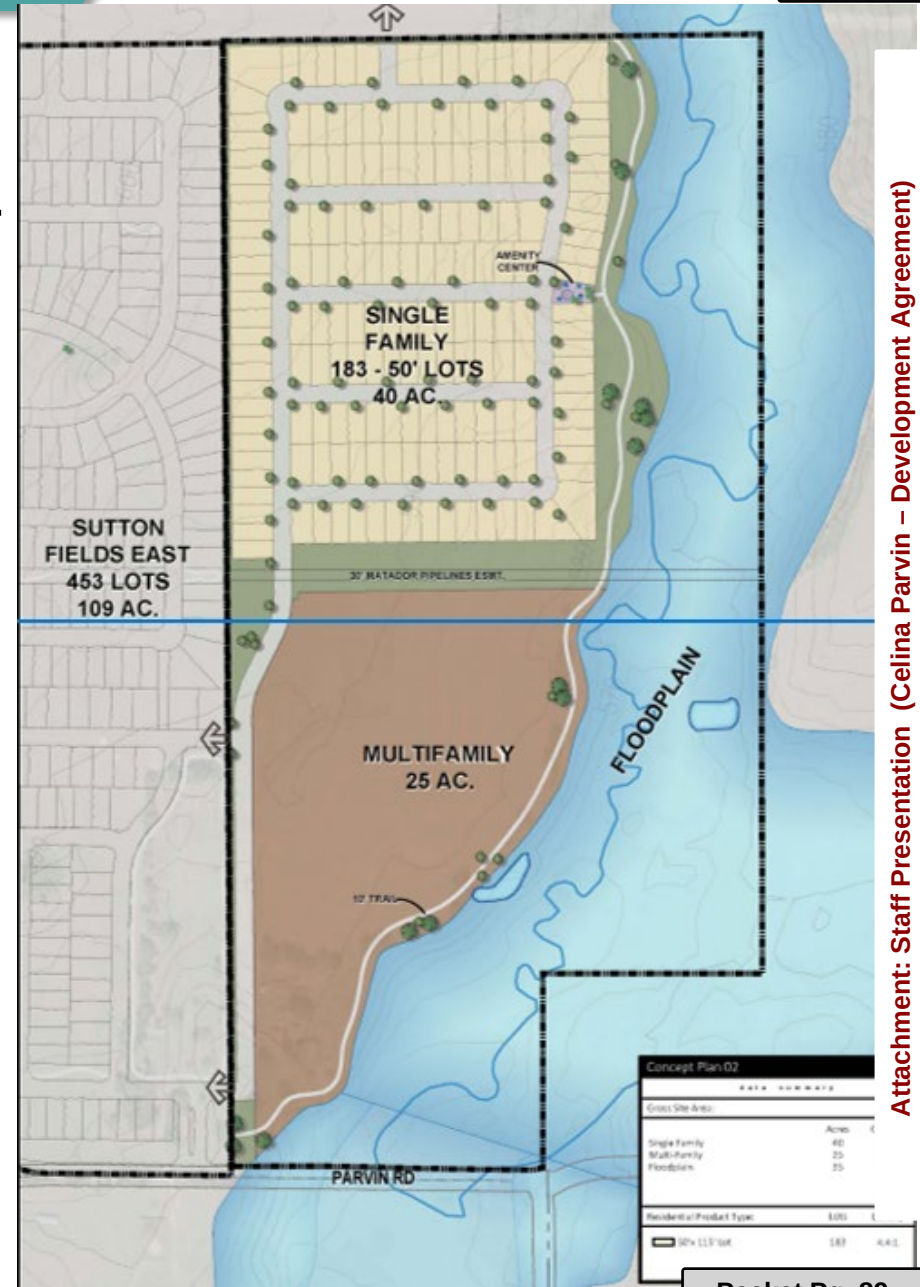
The subject property is generally located north of Parvin Road, and 2,600 feet west of Smiley Road.

BACKGROUND

- The subject property is approximately 102 acres and currently within the Extraterritorial Jurisdiction (ETJ)
- No pre-annexation agreement exists on the property
- The Development Agreement will outline the future annexation and zoning for the property
- Absent the DA this would be permitted in the County without development regulations; the City would still be obligated to provide services to the property meaning that City tax payers are subsidizing development within the ETJ

PROJECT OVERVIEW

- The Development Agreement and Planned Development contemplate the following land uses:
- Single-Family, Detached District (SF-R) – Maximum of 400 SF-R lots
- Single-Family, Attached District (SF-A) – Maximum of 200 rear-entry SF-A lots
- A combined maximum of 480 units of any of the three following product types:
 - Multi-Family, Horizontal District (MF-0)
 - Multi-Family, Urban Edge District (MF-2)
 - Multi-Family, Urban Living District (MF-3)



POLICY CONSIDERATIONS

- The DA will bring an additional 102 acres into the City Limits
- City standards will apply
- Perimeter right-of-way dedication and landscape buffers apply to arterial roadways
- Trails along roadways, floodplain and within any gas or power line easements
- There are no land use restrictions in the ETJ, and the County has limited authority to require safety regulations

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

EXHIBIT D

DEVELOPMENT STANDARDS

Concept Plans:

The subject property shall generally develop per one of the attached Concept Plans. The Concept Plans display the general location and configurations of streets, lotting patterns, and other infrastructure and amenities, all of which can be adjusted for pragmatic purposes at time of permitting. Such modifications shall not be unreasonably withheld but are subject to review and approval by the Director of Development Services. Nothing on the Concept Plans precludes the administration of Engineering requirements, such as detention, right-of-way dedication, or any other design regulation.

Architecture:

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

Amenities & Open Space:

- A 10' wide concrete trail is required along the creek
- Any SF development shall provide an amenity center site with splash pad, shade structure, fire pits, sitting area, and playground
- All development shall provide internal pedestrian connectivity
- Open space shall generally conform to the Neighborhood Vision Book

Land Use & Design Standards:

Development of the subject property shall abide by all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as may be amended.

The property may be developed with a maximum of 480 units of MF-0, MF-2, or MF-3, or a combination of any of the three product types and a maximum of 400 single family lots.

- Maximum of 400 single-family detached lots
- Maximum 200 rear-entry Townhome 25 x 90 lots.
- Lot sizes are to be either 25' x 90', 50' x 110', 60' x 110', or 70' x 110'
- 50' wide, 60' wide and 70' wide lots must be front entry
- Each lot area regulations will abide by the Sutton Fields' PD standards as set forth in PD Ordinance No. 2015-18.



Life Connected.

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 15, 2022
 Re: Celina Parvin - Zoning

Action Requested:

Conduct a public hearing to consider and act upon a request to zone approximately 102 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge (MF-2), and Multi-Family, Urban Living District (MF-3) base zoning, generally located north of Parvin Road and approximately 2,600 feet west of Smiley Road, within the Extraterritorial Jurisdiction (ETJ). (Celina Parvin – Zoning)

Applicant:

Centurion American Development Group
 1800 Valley View Ln., Ste. 300
 Farmers Branch, TX 75234

Background Information:

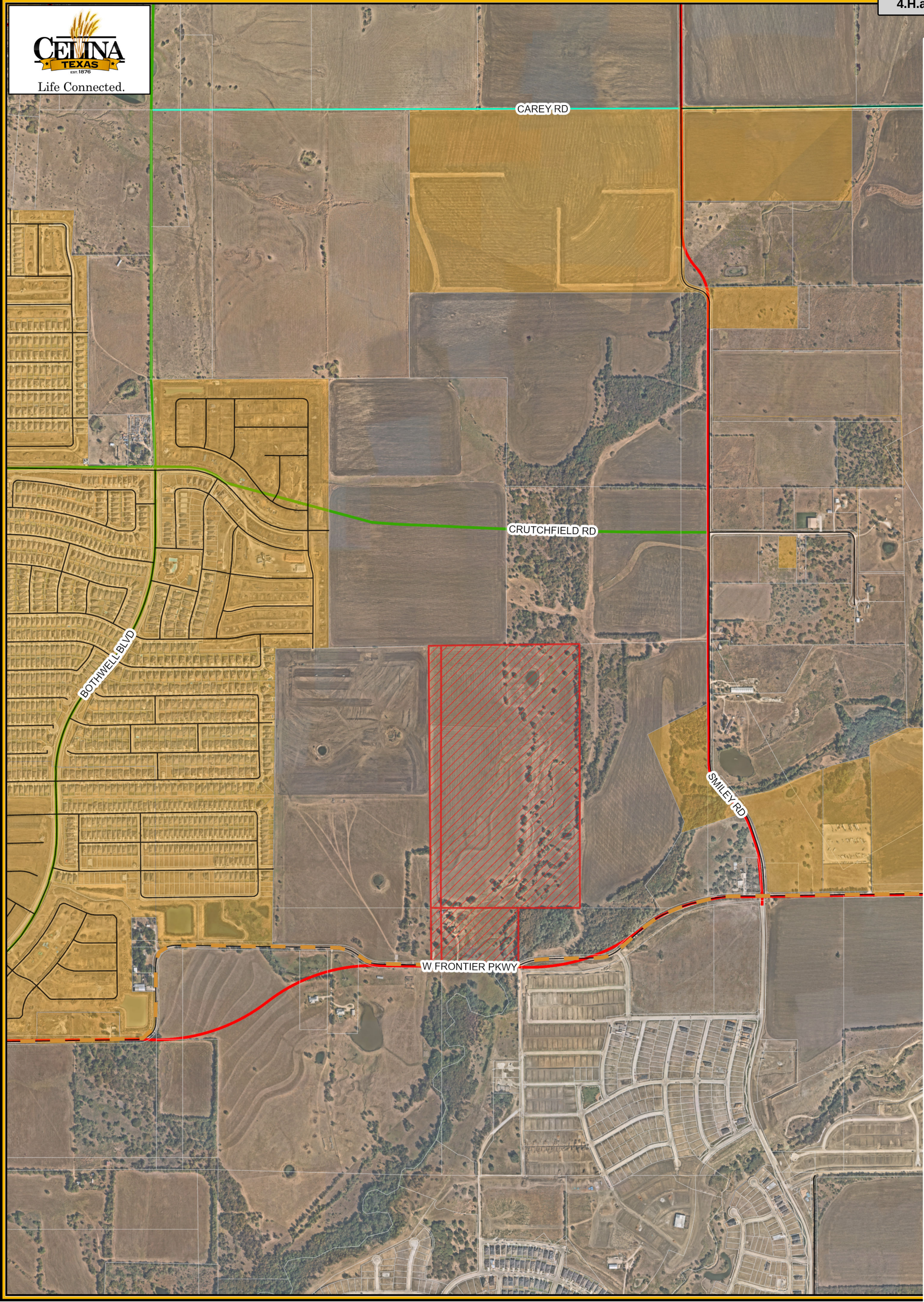
This item is for the zoning of approximately 102 acres to a Planned Development (PD) with Single-Family, Detached District (SF-R), Single-Family, Attached District (SF-A), Multi-Family, Horizontal District (MF-0), Multi-Family, Urban Edge (MF-2), and Multi-Family, Urban Living District (MF-3) base zoning. Please refer to the attached documents for further information.

Supporting Documents:

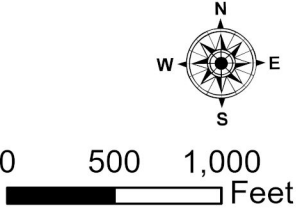
- Location Map

Staff Recommendation:

Staff recommends approval as presented.



Attachment: Location Map (Celina Parvin – Zoning)

Legend  Subject Property  City Limits  Roads  Parcels	Celina Parvin Location Map City of Celina 10/25/2022	 0 500 1,000 Feet
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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 15, 2022
 Re: Coppell Lake Breeze – Rezoning

Action Requested:

Conduct a public hearing to consider and act upon a request to rezone approximately 10 acres to Multi-Family, Urban Edge District (MF-2), generally located at the northwest corner of future Celina Parkway and County Road 52, within the City Limits. (Coppell Lake Breeze – Rezoning)

Applicant:

The Law Offices of Robert D. Daake, PLLC.
 P.O. Box 6250
 McKinney, TX 75071

Background Information:

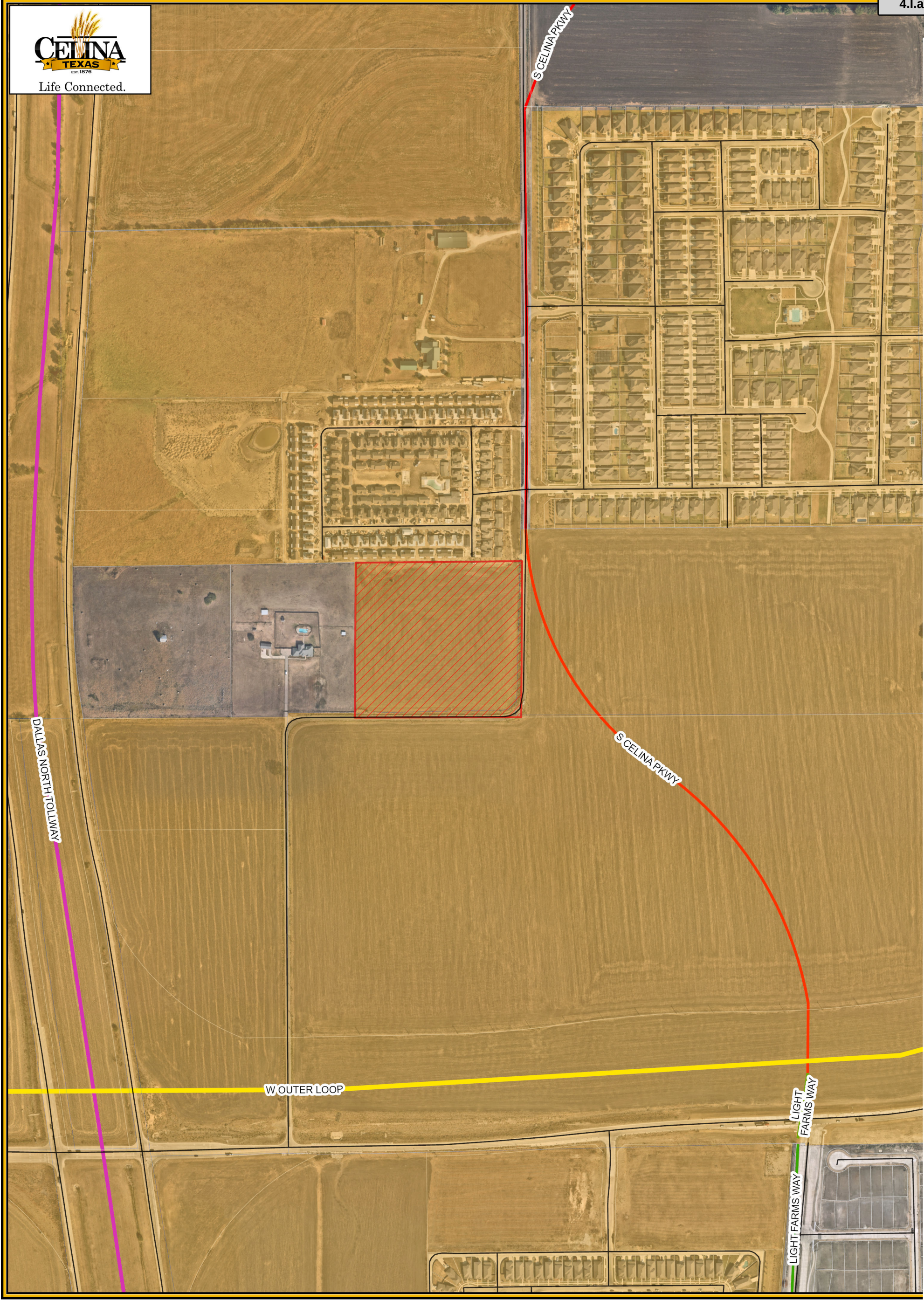
This item is for the rezoning of approximately 10 acres from Dallas North Tollway Overlay District (DNTO) to Multi-Family, Urban Edge (MF-2) zoning. Please refer to the attached documents for further information.

Supporting Documents:

- Location Map
- Staff Presentation

Staff Recommendation:

Staff recommends approval as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

**Coppel Lake Breeze
Location Map
City of Celina**

10/25/2022

0 345 690 Feet

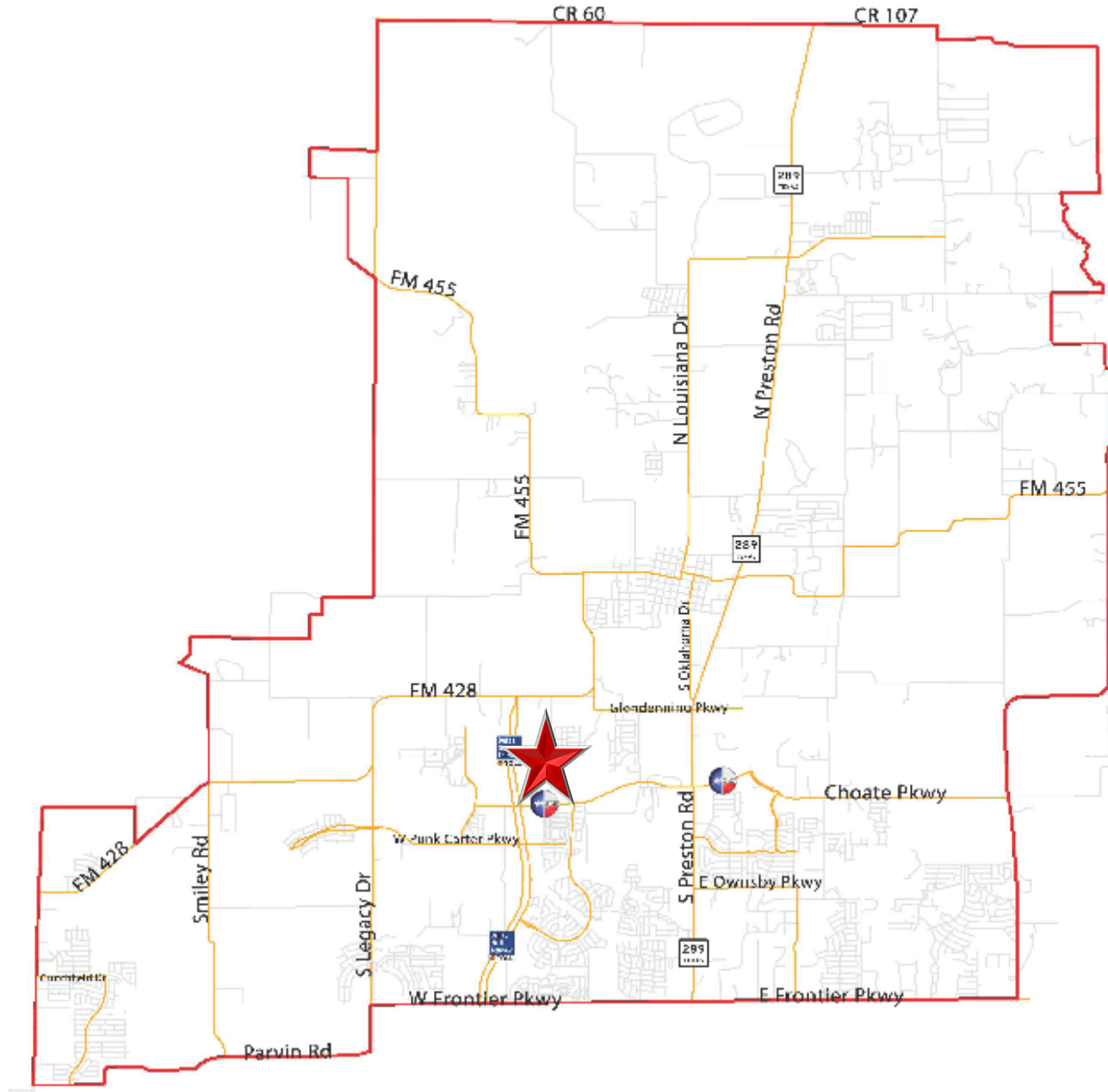
A north arrow pointing up, with N, S, E, and W labels. Below it is a scale bar with markings for 0, 345, and 690 feet.

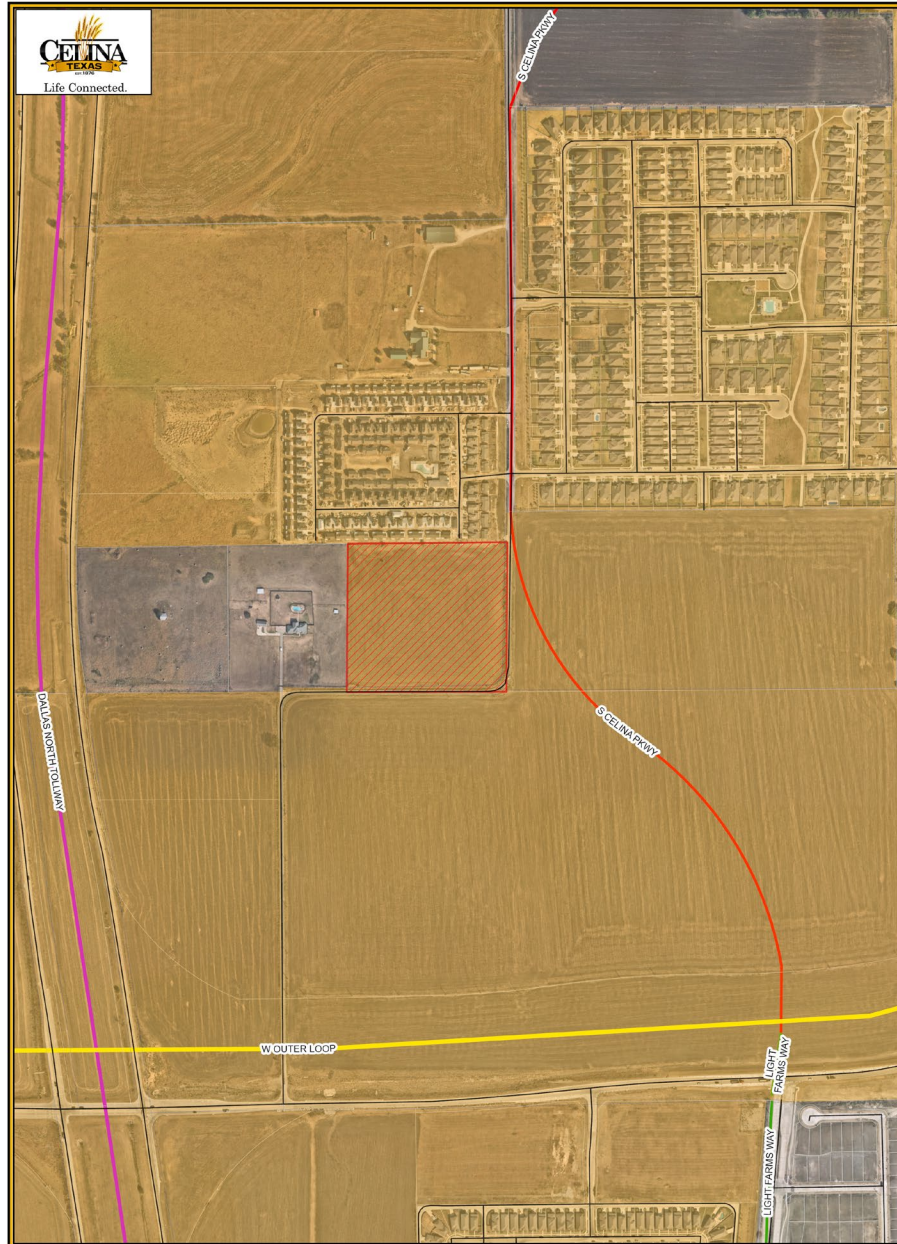
COPPELL LAKE BREEZE

Rezoning

Planning & Zoning Commission
November 15, 2022







LOCATION MAP

The subject property is generally located at the northwest corner of future Celina Parkway and County Road 52.

BACKGROUND

- The subject property is approximately 10 acres and within the City Limits
- In October 2020, the property was zoned DNT0 in order to market for a variety of uses including, but not limited to, entertainment, multi-family, office, restaurant, and retail
- The applicant is requesting to rezone the property from DNT0 to Multi-Family, Urban Edge District (MF-2)

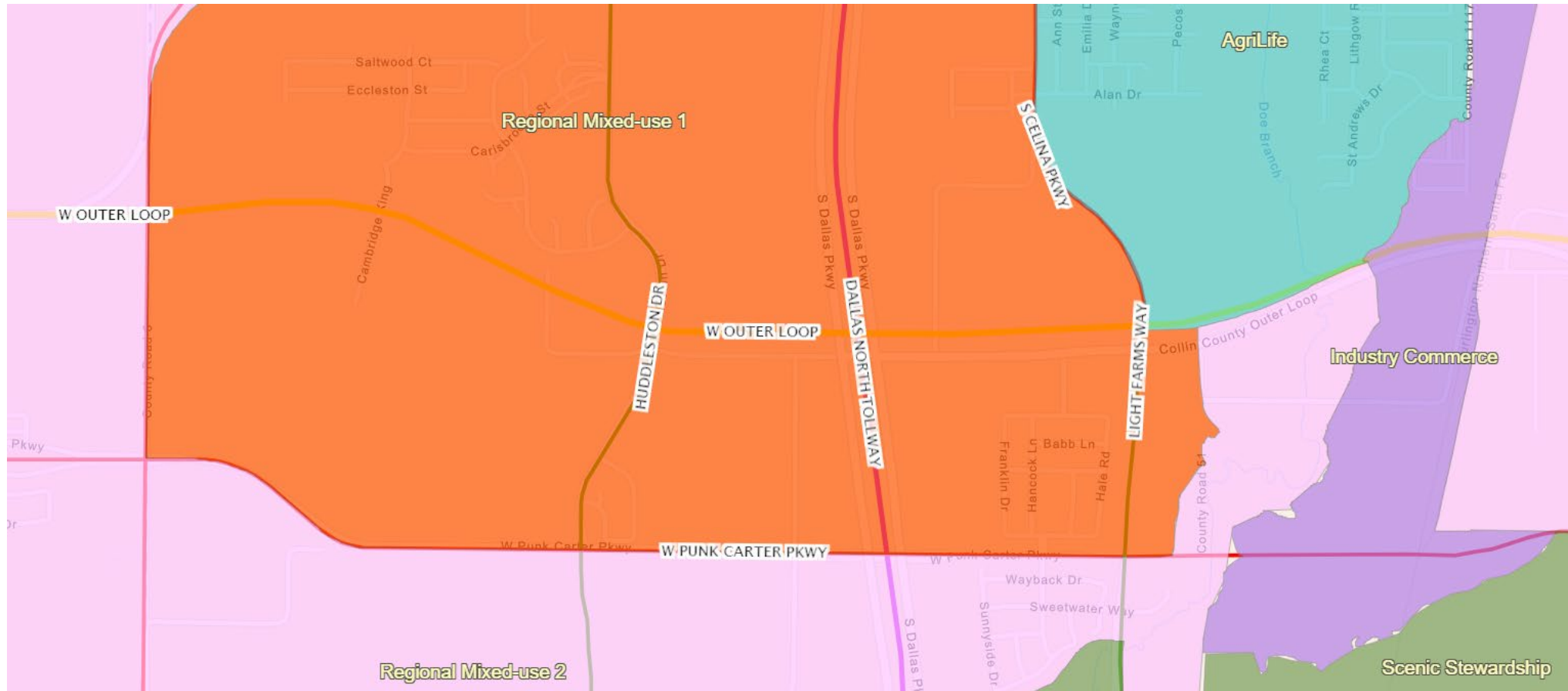
ADJACENCY

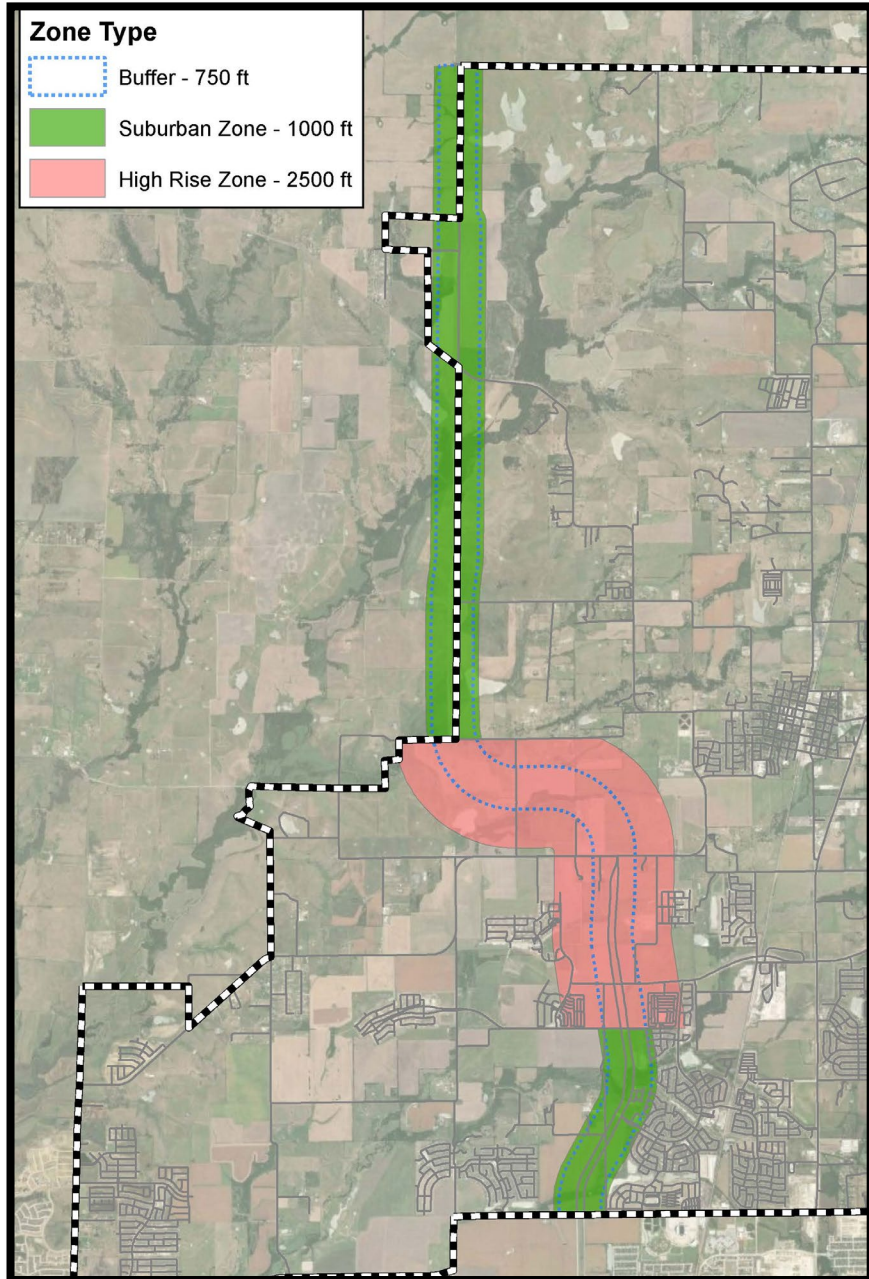
- The property to the north is developed as MF-0 (entitled through a PD), and the properties to the west, south, and east are undeveloped
- The property is adjacent to Celina Parkway, a future 6-lane thoroughfare, where mixed-use zoning is expected and appropriate

6



FUTURE LAND USE PLAN





Character District



REGIONAL MIXED-USE 1 (RMU1)

Regional Mixed-Use 1 is located at the intersection of the Dallas North Tollway and the Collin County Outer Loop alignment. This major regional activity center is anticipated to include the most intense land uses within the planning area and to accommodate the greatest building heights. Pedestrians will be a top priority, with walkable multi-story buildings and continuous shade. Envisioned as a major employment and entertain destination, a welcoming environment is reflected in an abundance of amenities and extensive landscaping.

REGIONAL MIXED-USE

- The High-Rise subzone is reserved for regional mixed-use, per the Comprehensive Plan
- It preserves the land surrounding the DNT/CCOL intersection for corporate office, large employment, high-rise towers, mixed-use destination centers, and other high-value projects
- It is not intended for standard suburban commercial, office, and residential
- McKinney's U.S. 75 corridor was the last major commercial corridor developed in Collin County without Overlay protection

MF-2 (URBAN EDGE)

- The Multi-Family 2 (Urban Edge) zoning district is intended to be a high-quality suburban development option
- It is considered “better/nicer” than traditional garden style apartments, yet is still surface-parked, with parking lots on the interior of the site
- Today, MF-2 is prohibited in the High-Rise subzone and allowed by right in the Suburban subzone
- MF-2 is proposed to require an SUP in the Suburban subzone



- Creates a nice street “edge”
- Surface parking is on the interior
- Not found on the DNT north of PGBT



POLICY CONSIDERATIONS

- The property is within the High-Rise Zone of the Dallas North Tollway Overlay which was intended for high-value, regional mixed-use developments
- The High-Rise Zone prohibits surface-parked multi-family development because it is lower value than what the market will support
- The property currently has mixed-use entitlements, and down-zoning to MF-2 would not be the highest and best use of the tract
- DNTD zoning does allow Multi-Family, Urban Living (MF-3) products, with Council approval, but prohibits lower-density multi-family developments

POLICY CONSIDERATIONS

- MF-2 is not allowed by right on the DNT in Plano, Frisco, or Prosper
- Even MF-3 (Urban Living) must be negotiated-in by the developer
- MF-2 is not found along the DNT frontage north of PGBT
- Maximizing the DNT frontage protects and enhances the long-range tax base
- Council retains discretionary control to approve multi-family projects when warranted

RECOMMENDATION

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